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CITY OF LAWNDALE 2000-2005 HOUSING ELEMENT



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RESOLUTION NO. CC-0105-041**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNSDALE, CALIFORNIA,
APPROVING GENERAL PLAN AMENDMENT
CASE NO. 01-06, INCORPORATING THE FIVE YEAR
UPDATE TO THE HOUSING ELEMENT**

WHEREAS, Government Code Section 65302(e) sets forth the specific components to be contained within the City's Housing Element, which must be updated at least every five years to reflect the community's changing housing need; and

WHEREAS, the City's General Plan and EIR were adopted in 1992 and in 1997 the City revised its Housing Element; and

WHEREAS, there have been changes in the City's housing needs that require the Housing Element to be updated; and

WHEREAS, the City, through Cotton/Bridges/Associates, Inc., has prepared an updated Housing Element as required by law; and

WHEREAS, the updated Housing Element has been reviewed and approved by the State Department of Housing and Community Development (HCD); and

WHEREAS, an Initial Study has been prepared for the updated Housing Element which indicated no significant environmental impact which would result from the adoption of the General Plan Amendment to incorporate the five year update to the City's Housing Element and the adoption of a Negative Declaration is warranted; and

WHEREAS, the proposed General Plan Amendment Case No. 01-06 has been duly noticed and agendized for public hearing before the Planning Commission on April 25, 2001 and the Planning Commission recommended approval; and

WHEREAS, the proposed General Plan Amendment Case No. 01-06 has been duly noticed and agendized for public hearing before the City Council on May 21, 2001; and

WHEREAS, evidence was heard and presented from all persons interested affecting said proposals, from all persons protesting the same and from members of the City staff and the City Council having reviewed, analyzed and studied said proposal.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

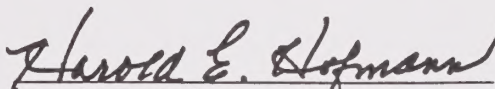
SECTION 1. That the City Council intends to comply with Government Code Section 65302(e), which requires the City to update its Housing Element in accordance with State law.

SECTION 2. That the City Council intends to address the City's changing housing needs by implementing the required policies, procedures, and programs contained within the updated Housing Element.

SECTION 3. That the City Council hereby approves a Negative Declaration that has been prepared pursuant to Section 15083 of the California Environmental Quality Act.

SECTION 4. That the City Council hereby approves Case No. 01-06 General Plan Amendment, incorporating the five-year update to the City's Housing Element as further described in the attachment referred hereto as Exhibit "A".

PASSED, APPROVED AND ADOPTED on the 21st day of May 2001.

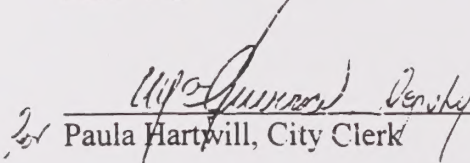

Harold E. Hofmann, Mayor

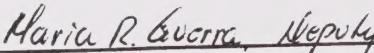
ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

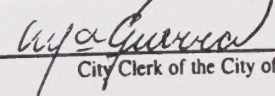
I, Paula Hartwill, City Clerk of the City of Lawndale, do hereby certify that the foregoing Resolution No. CC-0105-041 was duly approved and adopted by the City Council at a regular meeting of said Council held on the 21st day of May 2001, by the following roll call vote:

AYES: Hofmann, McKee, Rudolph, Roth
NOES: None
ABSENT: Rhodes
ABSTAIN: None


Paula Hartwill, City Clerk

I,  Maria R. Guerra, Deputy City Clerk of the City of Lawndale, California, do hereby certify that the attached is a full, true and correct copy of the original document currently on file in my office.

Dated this 5th day of JUNE 2001

By  Maria R. Guerra
City Clerk of the City of Lawndale, California

APPROVED AS TO FORM


William W. Wynder, City Attorney



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Adopted May 2001

#1148.00



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INTRODUCTION





1. INTRODUCTION

Established over a century ago, Lawndale is a small but highly urbanized community located in the South Bay area of the Los Angeles basin. Although Lawndale encompasses approximately 2 square miles, the community is home to nearly 31,000 residents with only a few parcels of remaining vacant land. Surrounding communities include Hawthorne to the north, Redondo Beach to the west, and Torrance to the south. Lawndale is well served by several regional transportation systems, including the San Diego (405) Freeway and Hawthorne Boulevard (107 Highway) which both pass through the community. (Figure 1)

Historically, Lawndale experienced much of its growth after World War II when the City lost much of its rural character and evolved into a bedroom community primarily consisting of single-family homes. Since 1970, development in the City has consisted of these older single-family homes being replaced with higher density projects such as duplexes and multiple-family projects of three or more units. Over the past decade, Lawndale has undergone significant economic changes. Heavily impacted by closures in the aerospace industry and the economic recession in the early 1990s, unemployment became a concern for many residents and housing prices in the City dropped dramatically. Recent economic prosperity throughout Southern California has resulted in new employment opportunities and improvements in the regional housing market. However, when compared to surrounding beach communities, housing prices in Lawndale have remained affordable to many households.

Lawndale has also experienced demographic changes which have impacted housing needs in the community. Lawndale has become increasingly diverse in race and ethnicity, with Hispanics now comprising over one-third of the population and Asians comprising more than ten percent. Another trend is the increasing average household size of the community. Nearly 20 percent of the City's households reside in overcrowded conditions with large households in particular, facing difficulties in obtaining housing of an adequate size. Almost 65 percent of large households in Lawndale live in overcrowded conditions.

Lawndale's housing stock primarily consists of single-family homes which account for 64 percent of all housing units, with approximately one-third consisting of multi-family units and a small number of mobile homes. The predominance of renter households in the City, (68 percent), indicates many single-family homes are being used as rental units. In addition, a large proportion of the City's housing units are over 30 years old, indicating that housing rehabilitation is also a concern in the community. To help address these needs, the City has implemented a number of home ownership programs to increase housing affordability and a housing rehabilitation program to improve the conditions of the existing housing stock.

Relative to other South Bay communities, housing costs in Lawndale are relatively affordable. The median price of all homes sold in Lawndale during the first quarter of 2000 was \$156,000, with rents averaging around \$600 for a one bedroom apartment on up to \$1,275 for a three bedroom single-family home. Due to the City's built-out status, housing



growth occurred primarily through single-family infill on underutilized parcels throughout the community. This growth has been facilitated through the City's Zoning Code, which permits the majority of residential lots in the community to have more than one housing unit.

The City's Redevelopment Agency has begun playing an active role in the community fostering the revitalization of residential and commercial areas. Future housing development will occur primarily as mixed-use development as part of the revitalization project along Hawthorne Boulevard and various other infill and underutilized parcels throughout the community.



Figure 1
Regional Location

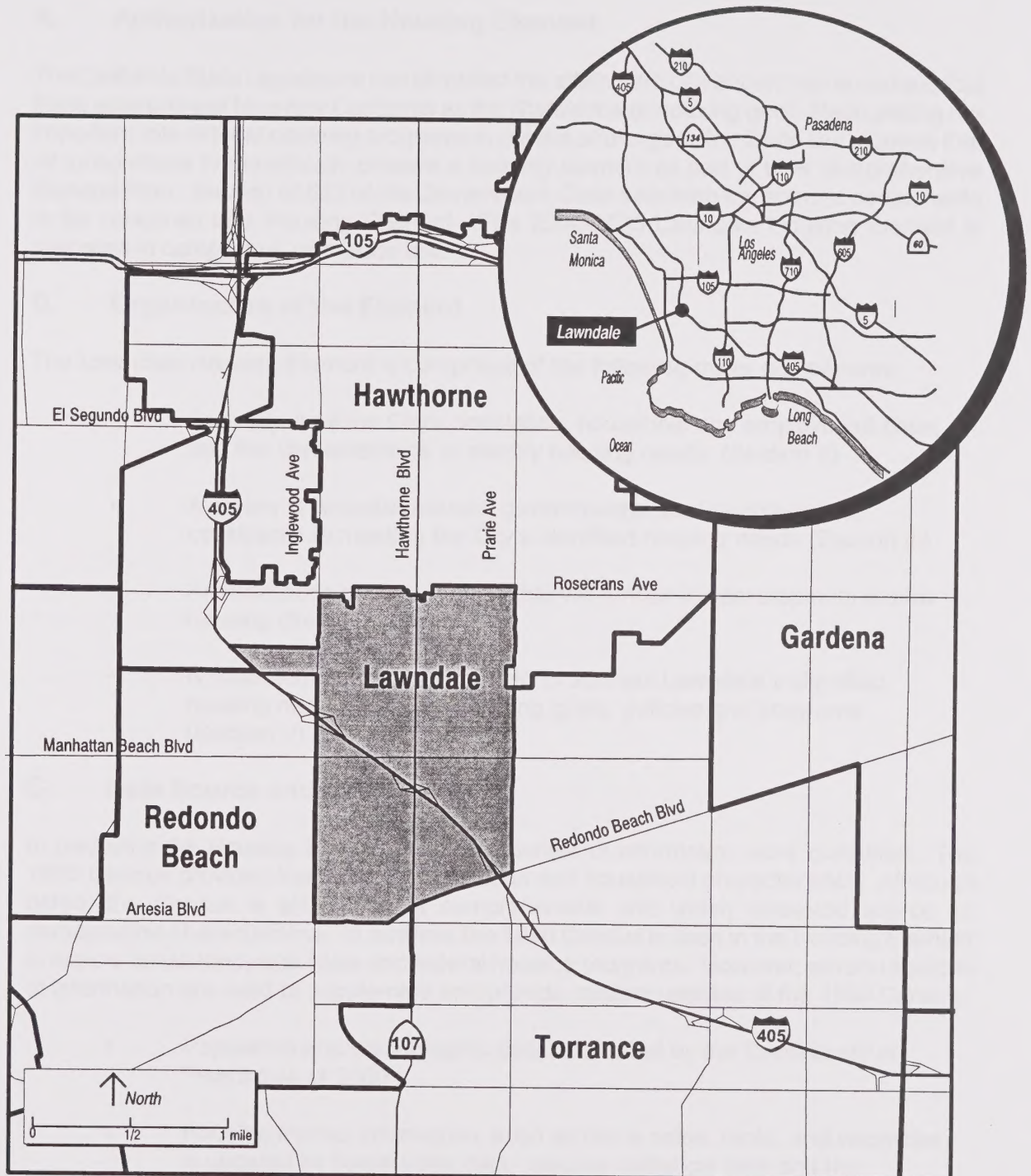


Figure 1
Regional Location



A. Authorization for the Housing Element

The California State Legislature has identified the attainment of a decent home and suitable living environment for every California as the State's major housing goal. Recognizing the important role of local planning programs in pursuit of this goal, the State law requires that all jurisdictions to periodically prepare a housing element as part of their comprehensive General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a Housing Element. The 2000-2005 Lawndale Housing Element is prepared in compliance with State law.

B. Organization of the Element

The Lawndale Housing Element is comprised of the following major components:

- An analysis of the City's population, household and employment base, and the characteristics to identify housing needs. (Section II)
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Section III)
- An evaluation of opportunities that will further the development of new housing (Section IV).
- A statement of the Housing Plan to address Lawndale's identified housing needs, including housing goals, policies and programs (Section V)

C. Data Source and Methods

In preparing the Housing Element, various sources of information were consulted. The 1990 Census provided the basis for population and household characteristics. Although dated, the Census is still the most comprehensive and widely accepted source on demographic characteristics. In addition, the 1990 Census is used in the Housing Element to ensure consistency with State and federal housing programs. However, several sources of information are used to supplement and provide reliable updates of the 1990 Census.

- Population and demographic data is updated by the Department of Finance as of 2000
- Housing market information, such as home sales, rents, and vacancies, is updated by home sales data, regional statistical data and the Department of Finance as of 2000.



- Local and County service agencies are consulted for information on special needs populations, the services available to them, and gaps in the system as of 2000.
- Lending patterns were analyzed from financial institutions based on an analysis of Home Mortgage Disclosure Act data of 1998.

D. Relationship to Other General Plan Elements

The City of Lawndale General Plan is comprised of the following seven elements:

- Land Use;
- Circulation;
- Housing;
- Economic Development;
- Open Space, Conservation;
- Air Quality Management Plan;
- Safety; and
- Noise.

The Housing Element is being updated at this time in conformance with the update cycle for jurisdictions in the SCAG region. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the Plan. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.

E. Public Participation

Section 65583 (c)(5) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

The City encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs, and prioritizing expenditure of funds. Upon completion of the draft Element, the public was provided several opportunities to review and comment on the Housing Element. Copies of the draft element were made available for review in the following locations:

- Lawndale City Hall
- Lawndale Public Library
- Lawndale Chamber of Commerce



In addition, copies of the Element were sent to agencies who serve lower income and special needs households in the community, including the Lawndale Senior Services Department, the House of Yahwah, and South Bay Cooperative Services.

Once the State Department of Housing and Community Development (HCD) has reviewed the draft Element, public hearings are held before the Planning Commission and City Council. Notice of all public hearings are published in The Lawndale Tribune at least 10 days prior to the hearing date. Agendas and staff reports are available in advance, and the meetings are held in City Hall which is accessible to persons with disabilities.

HOUSING NEEDS



HOUSING NEEDS





II. HOUSING NEEDS ASSESSMENT

Assuring the availability of adequate housing for all social and economic sectors of the City's present and future population is an important goal of the Housing Element. To implement this goal, the City must target its programs toward those households with the greatest need. This section of the Housing Element discusses the characteristics of the City's present and future population and housing stock, in order to better define the nature and extent of unmet housing needs in the City.

A. Population Characteristics

Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. This sector presents statistical and demographic characteristics affecting the nature and extent of the City's specific housing needs.

1. Population Growth Trends

Over the past twenty years, the population of Lawndale has grown at a rate consistent with the County and nearby communities. Table II-1 and Chart 1, display the population growth trends of Lawndale and the region since 1980. According to the U.S. Census, between 1980 and 1990 the City's population grew by 16.5 percent to 27,331 while over the same time period, the population of the County increased by 18.5 percent.

Due to the limited amount of vacant land remaining in the City, over the past decade Lawndale has experienced a more limited rate of growth. According to the State Department of Finance, as of January 2000, the City's population is estimated at 30,862, representing a 12.9 percent increase in the last ten years. This rate of growth is comparable to surrounding communities and Countywide growth.

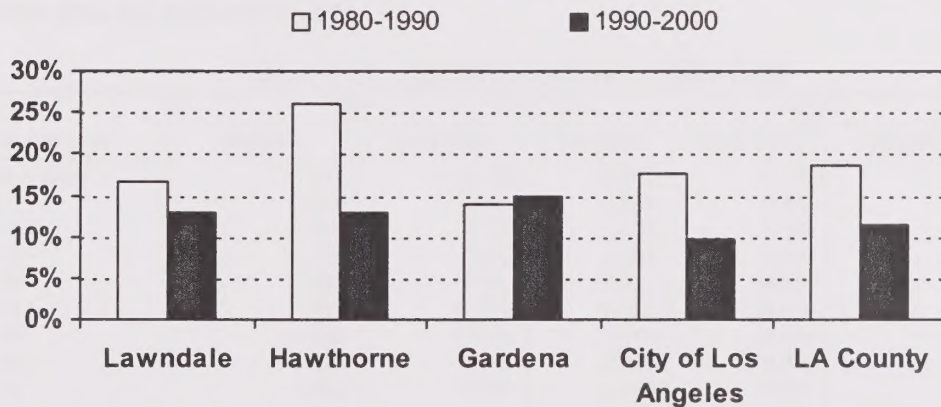
According to the Southern California Association of Governments (SCAG) in their baseline population projections, Lawndale is expected to experience limited levels of new growth over the next 20 years, with an estimated population increase of 12 percent by 2020. This modest growth rate is comparable to nearby South Bay communities that have a limited amount of vacant land for new development. In contrast, the population of Los Angeles County is expected to increase by 25 percent during the 2000-2020 time period.

**Table II-1: Population Growth Trends 1980-2000**

Jurisdiction	1980	1990	2000	1980-90 Growth		1990-00 Growth	
Lawndale	23,460	27,331	30,862	3,871	16.5%	3,531	12.9%
Hawthorne	56,447	71,349	80,459	14,902	26.3%	9,110	12.8%
Gardena	45,165	51,487	59,557	6,322	13.9%	8,070	15.6%
City of Los Angeles	2,966,850	3,485,398	3,822,955	518,548	17.5%	337,557	9.7%
Los Angeles County	7,477,503	8,863,164	9,884,255	1,385,661	18.5%	1,021,091	11.5%

Sources:

- (1) 1980 and 1990 U.S. Census.
- (2) State Department of Finance, Population and Housing Estimates for January 1, 2000.

Chart 1: Population Growth - 1980s and 1990s

Sources:

- (1) 1980 and 1990 U.S. Census.
- (2) State Department of Finance, Population and Housing Estimates for January 1, 2000.



2. Age Characteristics

The age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. Traditionally, the assumption has been that young adults (20-34 years old) prefer apartments, condominiums and smaller single-family units that are affordable. Adults aged between 35 and 65 years old provide the major market for moderate- to high-end apartments, condominiums, and single-family homes. This segment of the population that is 65 years and older tends to demand low-to moderate-cost apartments and condominiums, group quarters, and mobile homes. Table II-2 illustrates the age distribution of Lawndale residents in 1980 and 1990, and the proportionate age distribution of Los Angeles County residents in 1990.

Lawndale's median age increased between 1980 and 1990 from 26.2 to 28.7 years. However, this is still below the Countywide median age of 30.7, reflecting the greater proportion of young children age 0-4 and young adults age 20-34 that reside in the City. Lawndale experienced a significant increase in the proportion of residents between the ages of 25 and 44 during the last decade, with 40 percent of the City's population falling in this age group in 1990. This shift in the City's age structure may represent the City's attractiveness to entry level homeowners.

The proportion of those age 45-54 in 1980 and 1990 remained relatively constant at 8.6 percent and 8.5 percent, respectively. Some of these people may choose to remain in Lawndale after retirement, and at that point, will be at an age where they may need special services and supportive housing.

Table II-2: Age Distribution - 1980-1990

Age Group	1980		1990		
	Persons	% of Total	Persons	% of Total	County % of Total
Under 5 years	2,195	9.4%	2,642	9.7%	8.3%
5 - 9	1,815	7.7%	2,074	7.6%	7.3%
10 - 14	1,892	8.1%	1,710	6.3%	6.6%
15 - 19	2,167	9.2%	1,782	6.5%	7.2%
20 - 24	2,963	12.6%	2,797	10.2%	9.1%
25 - 34	4,589	19.6%	6,873	25.1%	19.8%
35 - 44	2,600	11.1%	4,016	14.6%	15.1%
45 - 54	2,024	8.6%	2,320	8.5%	9.5%
55 - 64	1,803	7.7%	1,548	5.7%	7.3%
65 - 74	923	4.0%	1,031	3.8%	5.7%
75 and over	489	2.1%	538	2.0%	4.0%
Total	23,460	100.0%	27,331	100.0%	100.0%
Median ¹ Age	26.2 years		28.7 years		30.7 years

¹The *median* is that number exactly in the middle of a distribution of numbers. That is, 50 percent of the numbers in the distribution are above the median, and 50 percent of the numbers are below the median.



3. Race and Ethnicity

The racial and ethnic composition of a population affects housing needs because of the unique household characteristics of different racial/ethnic groups. For example, the average household size of Hispanic households in Lawndale is 4.07 persons, compared to 3.49 for Asian households, 2.79 for Black households, and 2.60 for White households. With significant growth in the City's Hispanic population, this data suggests an increased need for housing units with three or more bedrooms. Table II-3 shows the change in the racial/ethnic composition in Lawndale between 1980 and 1990, as well as the proportion of each racial/ethnic group in the Los Angeles County population in 1990.

The City experienced dramatic change in its ethnic composition during the 1980s. Those who reported themselves as White decreased from 77 percent to 46 percent of the population between 1980 and 1990, those reporting themselves as Hispanic increased from 28 percent to 34 percent of the population, and those reporting themselves as Asian increased from 6.7 percent to 11 percent. Part of this shift in ethnicity can be attributed to the fact that in 1980, Hispanics were counted in another non-Hispanic category as well, such as "Other". In 1990, the Hispanic category was added as a main, exclusively reported category. The large decrease in those reporting themselves as "Other" in 1990 reflects this revised category. Even though the number and proportion of Hispanics has increased between 1980 and 1990, their proportion in the City is less than the County, and Whites are still the largest proportion of any ethnicity in the City, representing 46 percent of the City's population, compared to 19 percent Countywide.

Table II-3: Race and Ethnicity 1980-1990

Race/Ethnicity	1980		1990		
	Persons	% of Total	Persons	% of Total	Los Angeles County % of Total
Non-Hispanic Persons					
White	18,035	77.1%	12,557	46.0%	19.0%
Black	613	2.6%	2,077	7.6%	11.2%
Native American	322	1.4%	154	0.6%	0.5%
Asian	1,563	6.7%	3,054	11.2%	10.8%
Other	2,927	12.5%	94	0.3%	20.7%
Hispanic Persons	6,664	28.4%	9,395	34.4%	37.8%
Total	23,460	100.0%	27,331	100.0%	100.0%

Source: 1980 and 1990 U.S. Census.

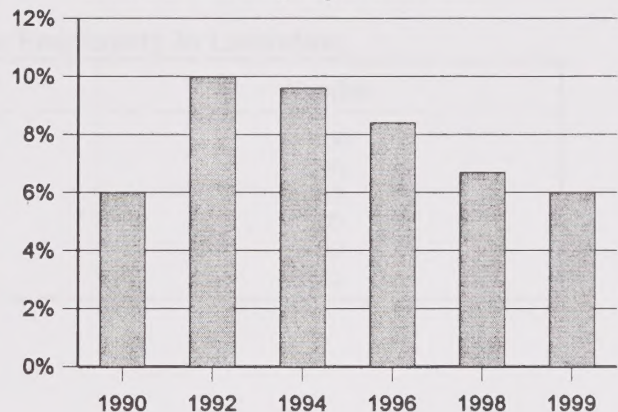
Note: For the 1980 Census, the number of Hispanic persons is not exclusive. That is, people who reported themselves as Hispanic were counted in another non-Hispanic category as well. Therefore, the 1980 total does not include Hispanic persons.



4. Employment

Similar to much of Southern California, Lawndale experienced significant economic fluctuations in the last decade. Lawndale was particularly impacted by closures in the aerospace industry in the South Bay region in the early 1990s. Chart 2 displays changes in the unemployment rate from 1990 to 1999. In 1990, the unemployment rate was estimated at approximately 6 percent. However as the region entered into an economic downturn, Lawndale's unemployment rate increased, reaching a peak of 10 percent in 1992-1993. In recent years, local and regional economic conditions have recovered. In 1999, the City unemployment rate returned to 6 percent, slightly above the County unemployment rate of 5.9 percent.

Chart 2: Unemployment Rate



Source: California Employment Development Department 1999.

According to the 1990 Census, there were 15,135 Lawndale residents in the labor force, representing a labor force participation rate of approximately 73 percent of persons between the ages of 16 and 64. Thirty-two percent of the City's labor force was employed in sales, technical, and administrative jobs. Approximately 20 percent were employed in managerial and professional positions, and 17 percent were employed in precision production, craft and repair. These are among the higher paying jobs.

Twenty-nine percent of the labor force was employed in services or as operators, fabricators, or laborers. These occupations generally yield lower incomes than managerial/professional and precision production, craft and repair jobs.

Table II-4: Jobs Held by Lawndale Residents

Job Category	Number	Percent
Managerial/Professional	2,826	20.3%
Sales, Technical, Admin. (Support)	4,526	32.5%
Service Occupations	1,895	13.6%
Precision Production, Craft & Repair	2,397	17.2%
Operators, Fabricators, & Laborers	2,128	15.3%
Farming, Forestry, & Fishing	147	1.0%
Total Employed Persons (16 Years & Over)	13,919	
Total Persons in Labor Force	15,135	100.0%

Source: 1990 U.S. Census.



There are few major employers within the City of Lawndale. As displayed in Table II-5, approximately six companies employ forty or more individuals, with the majority of firms consisting of retail and service related industries.

Table II-5: Major Employers in Lawndale

Company	Number
Value Plus Food Warehouse II	100
Wems Inc	60
McDonald's of California Inc	60
Marine Educational Center	50
Carbo Corporation	50
Ralph's Grocery Company	45

Source: City of Lawndale 2000.

B. Household Characteristics

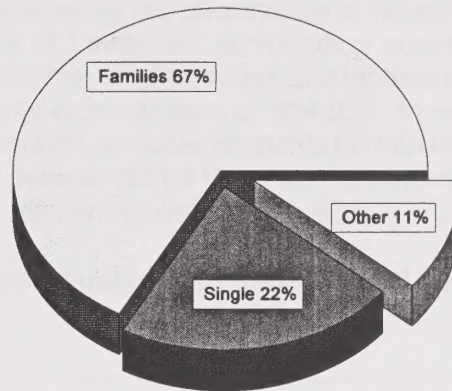
1. Household Composition and Size

The characteristics of the households in a city are important indicators of the type of housing needed in that community. The U.S. Census defines a household as all persons who occupy a housing unit, regardless of whether these persons are related by birth, marriage, or adoption. People living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

Household Type

As displayed in Chart 3, families² represented the majority (67 percent) of Lawndale's 9,227 households in 1990. Among the 3,027 non-family households, 2,003 were single-person households, including 447 elderly persons living alone.

²Families are defined by the Census as people who live together in a household that are related to the householder by birth, marriage, or adoption.

**Chart 3: Household Type**

Source: 1990 Census

Household size is defined as the number of persons living in a housing unit. A change in the average household size over time indicates a change in the household composition of a city. For example a city's average household size will increase if there is a trend towards larger families. In contrast, in a community with a growing number of elderly households the average household size will usually decline.

Between 1980 and 1990, average household size in Lawndale increased slightly from 2.88 to 2.95 persons per household. This increase continued in the 1990s. According to the State Department of Finance, the estimated household size in 2000 is 3.2. This figure is slightly higher than estimates for nearby cities as well as Los Angeles County, suggesting that there may be a growing need in the City for large-size units (i.e. those with three bedrooms). Table 11-6 compares the average household size in Lawndale, nearby communities, and the County.

Table II-6: Household Size - 2000

Jurisdiction	Persons per Household
Lawndale	3.2
Hawthorne	2.9
Redondo Beach	2.4
Torrance	2.7
L.A. County	3.1

Source: State Department of Finance 2000



2. Income Distribution

Income is a major factor in evaluating the affordability of housing in a community. Chart 4 displays the median income of Lawndale, surrounding communities and the County. According to the 1990 Census, the median household income in Lawndale was \$34,552, slightly lower than the County-wide median of \$34,965. In comparison to neighboring communities, the income levels of Lawndale residents fall into the middle. Redondo Beach has a much higher median income (\$51,913) while Hawthorne (\$30,967) and Gardena (\$33,063) had slightly lower median household incomes.

Chart 4: 1990 Median Household Income, Lawndale and Neighboring Communities

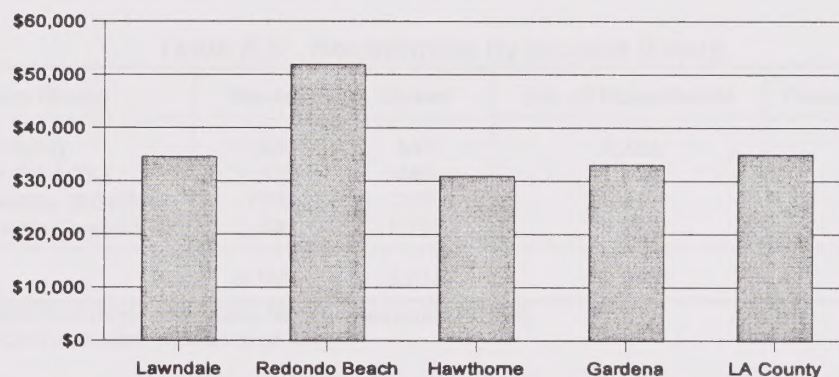


Table II-7 shows the City's household income distribution. As shown in this table, nearly 40 percent of the City's households earned between \$35,000 and \$74,999, and nearly 12 percent of the City's households reported incomes of less than \$10,000.

Table II-7: 1989 Household Income Distribution

Income Level	No. of Households	% of Total
< \$5,000	444	4.7
\$5,000 - \$9,999	664	7.1
\$10,000 - \$14,999	431	4.6
\$15,000 - \$24,999	1,566	16.7
\$25,000 - \$34,999	1,656	17.7
\$35,000 - \$49,999	1,905	20.4
\$50,000 - \$74,999	1,744	18.6
\$75,000 - \$99,999	733	7.8
\$100,000 - \$149,999	158	1.7
\$150,000 +	52	0.6
Total	9,353	100.0%

Source: 1990 U.S. Census Sample Tape File 3 (5% sample) income distribution extrapolated for Summary Tape File 1 (100%) total number of households.



To provide for the analysis of income data, the Southern California Association of Governments has developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area:

- Very Low-Income: less than 50 percent of the area MFI;
- Low-Income: between 50 and 80 percent of the area MFI;
- Moderate-Income: between 80 and 95 percent of the area MFI; and
- Above Moderate-Income: greater than 95 percent of the area MFI.

Table II-8: Households by Income Group

Income Group	Renter	Owner	No. of Households	Percent of Total
Very Low (0-50%)	1,835	547	2,383	24.8%
Low-Income (50-80%)	1,533	445	1,979	20.6%
Moderate-Income (80-95%)	725	237	962	10.05%
Above Moderate(Over 95%)	2,499	1,783	4,282	44.6%
Total	6,592	3,013	9,605	100%

Source: 1999 Draft Regional Housing Needs Assessment (RHNA),
SCAG web page: www.scag.ca.gov

As displayed in the above table, while the majority of households in Lawndale earned more than 95 percent of the area MFI, there are a significant amount of lower income households in the City. Almost one quarter of all households in Lawndale earned less than 50 percent of the MFI, and more than 45 percent earned less than 80 percent of the area MFI. Income levels are closely related to tenure, with renter households comprising over three-quarters of lower income households in the community.

3. Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to their special circumstances or needs. These "special needs" households include elderly persons, disabled persons, large households, female-headed households, farmworkers, and the homeless.

**Table II-9: Summary of Special Housing Needs**

Special Needs Groups	Number of Households/Persons	Percent of Total Households/Persons
Head of Household age 65+	1,000	10.8%
Disabled Persons	3,336	12.2%
Large Households	1,561	16.9%
Female-Headed Households	1,368	14.8%
with Children	840	9.1%
Farmworkers	147	0.5%
Homeless	36	0.1%

Source: 1990 U.S. Census.

Elderly Households

Many households containing older adults over the age of 65 have special housing needs because of their relatively lower, fixed incomes, as well as physical disabilities/limitations and, dependency needs. In addition, elderly persons who live alone may have special housing needs due to a need for assistance with finances and with activities of daily living.

Specifically, elderly households have four main concerns:

Income: People over 65 are usually retired and live on fixed incomes

Housing: The elderly often live alone and tend to be renters

Transportation: The elderly are more likely to depend on public transportation. In addition, a significant number with mobility disabilities also require alternative transportation services (e.g. Handivan)

Health Care: The elderly require a greater amount of health care and health services

According to the 1990 Census, 1,000 of Lawndale's households (10.8 percent of total households) are headed by elderly persons. Of that total, 589 owned their own home and 411 rented their home. The 1990 Census also indicated that 538 individuals were age 75 and over. These residents are more likely to be the "frail elderly" and may require more housing assistance and supportive services than other elderly.

To help meet the needs of senior households, the Lawndale Community Services Department offers a variety of programs and supportive services, providing classes and information programs, case management services, assistance with household chores, a free transit shuttle program, legal counseling, and a meals on wheels program.



For elderly residents that require assisted care, there are several housing facilities in the City including the HolyTrinity Residential Care Home, R & B Residential West, and the Lawndale Guest Home. To help meet the needs of low-income seniors that are able to live independently, the Lawndale Housing Authority assisted in the development of a 56 unit, subsidized rental housing facility located on 153rd Place which was completed by the Lawndale Housing Authority in 1991. As of September of 2000, all 56 rental units were occupied, with a waiting list of up to 100 prospective residents. Due to the long waiting list, prospective clients are primarily referred to other residential facilities in nearby communities such as Gardena.

Section 8 assistance is also available for senior households. As of August of 2000, the Housing Authority provides rent subsidies to 303 households; of these, 87 are utilized by seniors.

Disabled

Physical and developmental disabilities can hinder access to housing units of traditional design, and potentially limit the ability to earn an adequate income. The 1990 Census contains data on persons who have work disabilities, mobility, and/or self-care limitations. According to the 1990 Census, there were 3,336 disabled persons over age 16 (12.2 percent of total population) in Lawndale who may have special housing needs. For individuals unable to live in a primarily independent setting, there are a number of community care facilities within Lawndale (Table II-10).

Table II-10: Licensed Community Care Facilities

	Sites	Capacity	Disability		
			Mental	Developmental	Non-Ambulatory
Small Family					
Group Home	3	18			
Adult Residential	12	72		42	9
Elderly Residential	3	18		6	12
Social Rehabilitation	2	28	28		
Total	20	118	28	48	21

Source: State Department of Social Services, Community Care Licensing Division (2000)

Specialized care columns are not mutually exclusive.

1. Small family homes provide care to children in licensees, own homes.
2. Group homes provide specialized treatment for persons under 18.
3. Adult residential facilities provide care for adults between ages 18 and 59.
4. Elderly residential facilities provide care for persons aged 60 and above.
5. Social Rehabilitation facilities provide care in a group setting to adults recovering from mental illnesses.



Large Households

Large households are identified as a group with special housing needs based on the limited availability of affordable, adequately sized housing units. It is not uncommon for large households to have lower incomes. To save on housing costs, many lower income large households resort to residing in smaller units, frequently resulting in overcrowded living conditions.

The 1990 Census reported 1,561 households in Lawndale with five or more members, representing 17 percent of the total households in the City. Of this total, almost 70 percent (1,105) were renters. Approximately 80 percent of these large-renter households had housing problems which include overpayment, overcrowding, or living in sub-standard housing conditions.

Female-Headed Households

Single-parent households require special consideration and assistance because of their greater need for affordable and accessible day care, health care, and other supportive services. Female headed households with children in particular tend to have lower incomes than other types of households, which limits their housing options and access to supportive services. In 1990, the Census reported 1,368 female-headed households in Lawndale; 840 of these households had children. Of the 1,368 female-headed households, 24 percent were defined as living in poverty. Among the 840 female-headed households *with children*, over 31 percent were living in poverty. These households need assistance with housing subsidies, as well as accessible and affordable day care and other supportive services.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next.

According to the 1990 Census, 147 Lawndale residents were employed in farming, fishing, and forestry representing less than one percent of the City's labor force. Given that there are so few individuals employed in agricultural-related industries and there is no agricultural land remaining in Lawndale, the City can address their housing needs through its overall programs for housing affordability.

Homeless

Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in the number of homeless people include the economic recession, a general lack of housing affordable to lower income persons, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill. An accurate enumeration of



the homeless population is difficult given the transient nature of the population and the existence of persons that move around in temporary living situations.

The 1990 Census data on the homeless reported 36 persons residing in emergency shelters and none visible on the streets in Lawndale. However, it has been widely acknowledged that the methodology used in the Census for estimating the number of homeless was ineffective in systematically identifying and quantifying the numbers of homeless persons, which resulted in a substantial undercount. Recent contact with the Lawndale Sheriff's Center indicates that there is no current estimate on the amount of homeless individuals in Lawndale, however homeless persons are often observed in the City and are most visible taking shelter under the 405-Freeway overpass and receiving food from the House of Yahweh located across the street from City Hall. The representative from the Sheriff Service Center indicated that the majority of the homeless in the City were single males, with a few homeless females and families observed on the streets of Lawndale.

A comprehensive assessment of the magnitude and characteristics of the homeless population in Los Angeles County has been prepared by the Los Angeles Homeless Services Authority (LAHSA). Although the data was collected by subregion of the County, and are not broken down by individual city, they still can provide a general picture of the homeless situation in and near Lawndale. Table II-11 provides a summary of the data from the LAHSA study. The countywide estimate of the homeless population was 74,900 persons. Of these, 9.7 percent, or 7,265 were estimated to reside in the South Bay region of the County where Lawndale is located.

Table II-11 also provides data on homeless subpopulations i.e., those that are mentally ill, drug/alcohol abusers, homeless youth, veterans, those with HIV/AIDS and/or TB, and those that are victims of domestic violence. Of these subpopulations, the highest proportion were individuals with substance abuse problems (50 percent) and veterans (18 percent). The LAHSA study also analyzed "service gaps" for the homeless. In the South Bay, there was a shortfall of 6,890 emergency and transitional housing beds. There is also likely to be a shortfall of the different services needed by homeless people. For example, there may be a shortfall of services for the treatment of drug/alcohol abuse, and/or assistance for victims of domestic violence.



Table II-11: Estimated Homeless/Homeless Sub-population Groups in the South Bay Area 2000

Sub-Populations	Individuals	Families
Disabled	5,812	436
Domestic Violence	523	494
Dually Diagnosed	930	15
Elderly	872	-
HIV/AIDS	174	44
Mentally Ill	291	58
Substance Abuse	2,906	465
Veterans	1,918	479
Youth	162	-
Multi Diagnosed	291	15
Total¹	5,812 (80%)	1,453 (20%)
Estimated Need: Difference Between Population and Existing Beds	5,719	1,171

Source: Los Angeles Homeless Service Authority 1999.

¹Some persons fall within more than one identified sub-populations, therefore the sum of sub-populations exceeds the total homeless estimate.

No emergency shelters are located within the City of Lawndale. However, the House of Yahweh, located at 4430 W. 147th Street, offers a variety of programs to the homeless and those in need. Services include providing food through the soup kitchen, lunch and grocery program as well as providing clothing vouchers, use of mailboxes and telephone, and information and referrals to appropriate service agencies. A representative from the House of Yahweh stated that many individuals utilizing the lunch and grocery program are not homeless individuals but low-income Lawndale residents that use the food program to supplement their housing costs. The facility also operates ten units of transitional housing for individuals and families with a maximum stay of two years. The precise location of these transitional housing units is kept confidential to maintain the privacy of residents. The Table II-12 provides information on facilities and services for the homeless in and near Lawndale.



Table II-12: Inventory of Homeless Services and in Lawndale and Surrounding Areas

Organization	Services Provided
Gardena Human Services 1651 W. 162 nd Street, Gardena	The City provides counseling, emergency assistance, food pantry, job training programs, family care, senior services and day care.
House of Yahweh 4430 West 147 th Street, Lawndale	Provides meals, clothing vouchers, transportation assistance, mail box and telephone message service for people in need. Operate ten units of transitional housing within Lawndale.
Harbor Interfaith Shelter 663 W. 10 th Street, San Pedro,	Multi-service agency that provides emergency shelter, food, advocacy on public benefits, and job referrals.
Harbor View House 921 South Beacon Street, San Pedro	14-day crisis intervention housing for mentally ill adults including counseling and medical care as well as food and shelter, Advocacy for entitlements set up in the County Mental Health system and assistance in permanent housing arrangements.
HVH-Homeless Residential Services 921 South Beacon Street, San Pedro	Crisis housing for mentally ill with 68 beds, including 24 hour LVN, mental health care, meals, counseling, long-term housing solutions, and medication care.
Jewish Family Services/South Bay 22410 Palos Verdes Blvd., Torrance	Provides counseling, food bank and referrals
Mary Star Sea Christian Care 853 W. 7 th Street, San Pedro	Provides lunch, groceries and clothing for individuals and families.
Salvation Army/San Pedro 439 S. Grand Ave., San Pedro	Emergency food, clothing, referrals to shelter and other social services.
Salvation Army/His House 20830 S. Vermont, Ave., Torrance	Provides emergency food and referrals to shelters and drug/alcohol rehabilitation.
SHARE/Gardena 13030 S. Vermont Ave., Gardena	Offers a food package for half price
SHARE/Lawndale 4334 W. 147 th Street, Lawndale	Offers a food package for half price
SHAWL- Primary Treatment Facility 936 S. Center Street, San Pedro	10-bed treatment facility for homeless substance abusers. Serves women ages 18-65, with a maximum stay of 6-months.
South Bay Vineyard 22301 S. Western Ave. Torrance	Individual, family child counseling, referral to social services.
St. Margaret's Center 10505 Hawthorne Boulevard, Lennox	Homeless programs, food, ESL, referral, case management and advocacy, vouchers, winter energy assistance program.
South Bay Job Center 1422 Marcelina Avenue, Torrance	Employment preparation services for the homeless, sack lunches, gas vouchers, haircut vouchers, job-appropriate clothing, showers, washer and dryer, psychological and substance abuse counseling, educational tutoring, legal aid, basic computer training.
Toberman Settlement House, Inc. 131 N. Grand Ave., San Pedro	Offers emergency aid, delinquency prevention, counseling, ESL classes, drug and domestic violence counseling, and day care services.

Sources:

- (1) Los Angeles County 1999 Social Service Resource Directory.
- (2) Los Angeles Homeless Services Authority



C. Housing Stock Characteristics

1. Housing Growth

Between 1980 and 1990, the City's housing stock grew by 14 percent from 8,573 units in 1980 to 9,776 units in 1990. This growth rate was higher than the rate experienced by Los Angeles County (Table II-13). Most of the increase in the number of housing units in Lawndale during this time period can be attributed to lower density residential uses within R-2 and R-3 zones being redeveloped with higher densities. As shown earlier in Table II-13, Lawndale's population grew by 16.5 percent between 1980 and 1990.

According to the State Department of Finance estimates, the number of dwelling units in Lawndale increased by 3.9 percent between 1990 and 2000, compared to a population increase of 12.9 percent in this same time period. This discrepancy in the rate of population and housing growth indicates a likely increase in household overcrowding since the 1990 Census.

Table II-13: Housing Growth Trends - Lawndale and Los Angeles County

Jurisdiction	Housing Units		Change 1980-1990	Housing Units 1999	Change 1990-2000
	1980	1990			
Lawndale	8,573	9,776	+14.0%	10,166	+3.9%
County of Los Angeles	2,855,578	3,163,343	+10.8%	3,272,169	+3.4%

Sources: (1) 1980 and 1990 U.S. Census.

(2) State Department of Finance, Population and Housing Estimates for January, 2000.

2. Housing Type and Tenure

According to the State Department of Finance, Lawndale had 10,166 housing units as of January 2000. Table II-14 provides a housing inventory for 1990 and 2000 by housing type. As displayed, only minor changes have occurred in the composition of Lawndale's housing stock over the past decade. Single-family homes currently account for 64 percent of the total housing stock, a slight decrease of approximately one percent since 1990. The proportion of multiple family units have increased by two percent since 1990 and currently comprise nearly 33 percent of the housing in the community. The number of mobile homes in the community has remained static, accounting for two percent of housing units.



According to the US Census, 68.6 of all households in the City are renters. Given that 64 percent of the City's housing stock are single-family homes, this indicates that a large proportion of these homes are being used as rentals.

As part of this Housing Element update, the City will evaluate expanding participation in home ownership programs offered through the County, State, and Federal governments as a means of increasing ownership rates in the community.

Table II-14: Housing Unit Mix - 1990 and 2000

Housing Type	1990		2000	
	Number	Percent	Number	Percent
TOTAL UNITS	9,778	100%	10,166	100%
Single Family (attached and detached)	6,441	65.9%	6,550	64.4%
Multiple- Family	2,970	30.4%	3,349	32.9%
Mobile Home	242	2.5%	267	2.6%
Others	123	1.3%		
TOTAL OCCUPIED	9,227	100.0%	9,593	94.4%
Owner-Occupied	2,894	31.4%	n/a	n/a
Renter-Occupied	6,333	68.6%	n/a	n/a
Vacancy Rate	5.6%		5.6%	

Source: 1980 and 1990 U.S. Census.

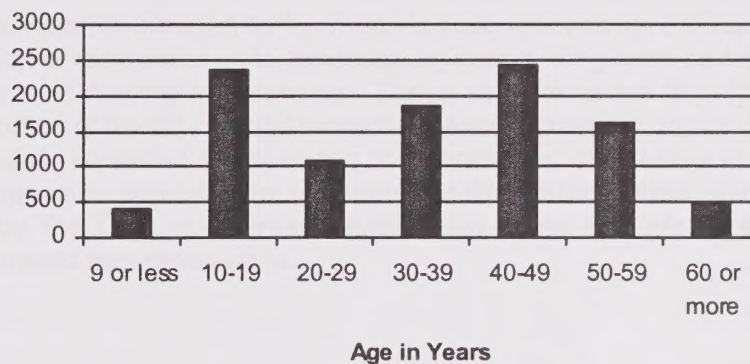
**"Other Housing Units" includes houseboats, railroad cars, campers and vans. In the 1980 Census, such "other" units were included in the mobile home/trailer category.



3. Age and Condition of Housing Stock

The age of housing is commonly used as a measure of housing quality. Chart 5 displays the age of the housing units in Lawndale.

Chart 5: Age Distribution of Housing Stock-2000



Source: 1) 1990 Census.
2) State Department of Finance. January 2000

In general, housing over 30 years old usually is in need of some major rehabilitation, such as a new roof, foundation work, plumbing, etc. As indicated in Chart 5, approximately 63 percent of the City's housing units were built prior to 1970. This represents a significant proportion of the City's housing stock, and indicates preventive maintenance is essential to ward off widespread housing deterioration. Some households, particularly those that have owned their homes for many years and have relatively low house payments, may be able to afford the monthly payments, but may have limited money remaining for major repairs. Assisting these households will help preserve the City's existing affordable housing stock.

Another indirect indicator of housing unit condition is the number of units without complete plumbing and/or kitchens, as reported in the 1990 Census. In Lawndale, there were 119 units having incomplete plumbing facilities, and 147 units that lacked complete kitchens. Units that lack such basic conveniences are likely indicative of other defects related to their condition.

A comprehensive survey of housing conditions in Lawndale was conducted in 1990, which rated housing structures from excellent to poor. A "fair" rating indicated a building in need of minor repairs whereas a building with a "poor" rating was structurally substandard and in need of major repairs. The result of the survey indicated that 39 percent of residential structures were in "fair" condition and 11 percent were in "poor" condition and considered substandard. Applying these percentages to the City's 2000 housing stock, it can generally



be estimated that 3,965 units in Lawndale are in need of minor rehabilitation, with an additional 1,118 units in need of major rehabilitation improvements. In order to ensure that housing for residents is safe and conforms the City Municipal Code and Uniform Building Code, the City's administers a code enforcement program that is both proactive and reactive. Code enforcement personnel inspect homes and structures, identify violations, respond to complaints and works to abate code violations. According the code enforcement department less than 20 housing units require replacement.

The primary complaints handled by Lawndale's code enforcement officers are regarding illegal conversion of residential units, landscaping issues, long-term parking of inoperative vehicles and lack of building maintenance. These complaints are largely concentrated in the southern portion of the City along Manhattan Beach Boulevard, Inglewood Avenue, and Artesia Boulevard. To assist in improving the conditions of housing in the community, financial assistance is available to residents for the rehabilitation of residential units. Administered by the City, no-interest rehabilitation loans and grants are available for repairing both owner and rental units.

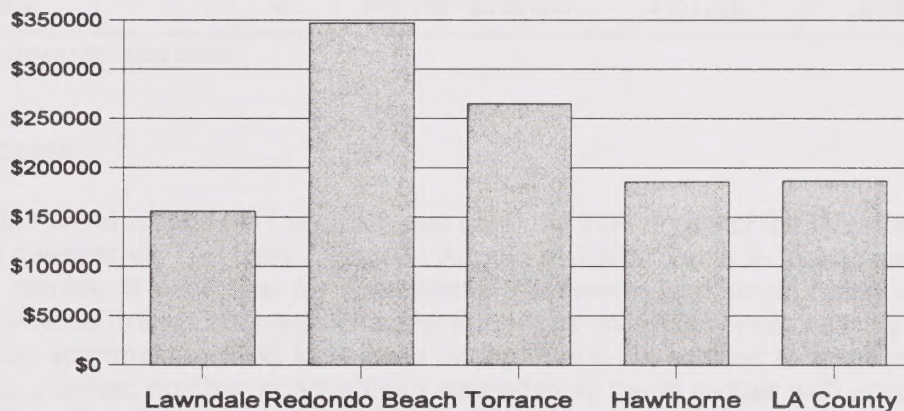


4. Housing Costs

Housing Sales Prices

As displayed in Chart 6, the price of homes in Lawndale are significantly lower compared to surrounding communities and the County as a whole. According to the California Association of Realtors, the median price of all homes and condominiums sold in Lawndale during the first quarter of 2000 was \$156,000, which is 16 percent below the median price of homes sold throughout Los Angeles County. The lower home prices in the City may be due to the City's slow recovery to the economic recession in Southern California in the early 1990s and the impacts of employment reductions in the South Bay. Chart 6 displays the median sales prices for Lawndale, nearby cities and the County in the first quarter of 2000.

Chart -6: Median Home Values-First Quarter 2000



Source: California Association of Realtors. 2000

Detailed single-family and multi-family sales data for homes sold in Lawndale between July 1999 and May 2000 is provided in Table II-15. According to Data quick, the price for single-family homes ranges from slightly under \$100,000, to \$325,000 with a median listing price of \$175,000. Of the 135 single-family homes sold during this period, the majority were three bedroom homes accounting for almost half (47 percent) of the units listed.

Condominiums offer buyers a lower priced alternative to the higher priced single-family homes. Prices ranged from \$70,000 for a two bedroom unit to \$319,000 for a four bedroom unit, with a median price of \$151,000. However, in contrast to single family homes, condominiums accounted for a much smaller component of the housing market, (26 percent), with majority of listings comprised of two bedroom units.

**Table II-15: Home Sales**

	Bdrms	Units	Price Range	Median Price	Average Price
Single-Family	1	3	\$99,500 - \$179,000	\$170,000	\$149,500
	2	50	\$80,000 - \$198,500	\$148,250	\$146,822
	3	63	\$133,000 - \$325,000	\$185,000	\$186,216
	4	18	\$129,000 - \$265,000	\$200,000	\$200,056
	5	1	\$263,500	\$263,500	\$263,500
Total	-	135	\$99,000 - \$325,000	\$175,000	\$174,139
Condominium	2	24	\$70,000 - \$159,000	\$100,000	\$110,792
	3	19	\$147,000- \$239,500	\$157,500	\$167,974
	4	4	\$155,000- \$319,000	\$238,500	237,750
Total	-	47	\$70,000 - \$319,000	\$151,000	\$145,713

Source: Data Quick. (July 2000)

Rental Costs

Information on rental rates in Lawndale was obtained from review of the advertisements in the local newspaper, *The Daily Breeze* in August of 2000. Table II-16 lists recent rental rates by number of bedrooms for apartments, townhomes and single family units. The majority of rental listings in Lawndale are for apartment units, with prices ranging from \$500 for a studio apartment to \$935 for a three bedroom unit. In addition to apartments, there were also a limited number of advertised single-family home rentals with prices ranging from \$675 to \$1,450.

Table II-16: Residential Rental Rates

No. of Bedrooms	Apartments	Single Family Homes
Studio	\$500	--
1	\$570-\$675	\$675-\$725
2	\$660-\$770	\$675
3	\$935	\$1,100-\$1,450

Source: The Daily Breeze, August 2000



**Table II-17
Housing Affordability**

Income Group	Income Levels		Housing Costs		Maximum Affordable Price	
	Annual Income	Affordable Payment	Utilities	Taxes & Ins.	Home	Rental
Very Low						
One Person	\$18,250	\$456	\$50	\$200	\$31,232	\$406
Small Family	\$23,450	\$586	\$100	\$200	\$43,346	\$486
Large Family	\$28,150	\$704	\$150	\$200	\$53,567	\$554
Low						
One Person	\$29,200	\$730	\$50	\$200	\$72,685	\$680
Small Family	\$37,500	\$938	\$100	\$200	\$96,534	\$838
Large Family	\$45,000	\$1,125	\$150	\$200	\$117,355	\$975
Moderate						
One Person	\$43,750	\$1,094	\$50	\$200	\$127,766	\$1,044
Small Family	\$56,250	\$1,406	\$100	\$200	\$167,515	\$1,306
Large Family	\$67,500	\$1,688	\$150	\$200	\$202,532	\$1,538
Notations: 1. Income levels are based on the 2000 HUD MFI of 52,100 for Los Angeles County. 2. Small Family = 3 persons; Large Family = 5 or more persons 3. Monthly affordable rent based on payments of no more than 30% of household income 4. Property taxes and insurance based on averages for the region 5. Calculation of affordable home sales prices based on a down payment of 10%, annual interest rate of 8%, 30-year mortgage, and monthly payment of 30% of gross household income						

Source: CBA Inc., May 2000

Housing Affordability

The ability of residents to afford housing can be determined by comparing the HUD established income limits for the Los Angeles -Long Beach Metropolitan Area with the cost of renting or owning a home in Lawndale. Table II-17 displays the maximum affordable housing price and rental payments for households in Lawndale. A comparison of the maximum affordable housing costs in Table II-17 with the housing sales and rent prices in Tables II-15 and II-16 indicates that market rents and housing costs are generally affordable to **low and moderate income households in the City**.

The maximum affordable rental payment for **very low-income** (0-50% MFI) is between \$406 and \$554, depending on household size. Given that two bedroom apartments start at \$660 per month in Lawndale, very low income households are faced with overpayment or overcrowding.



Low-income households (51-80% MFI) can afford adequately sized apartment and single family home rentals. In addition, they can afford to purchase a median priced two-bedroom condominium, although downpayment and closing costs present an obstacle.

With a maximum purchase price ranging from \$127,766 to \$202,532, **moderate income** households (81 to 120% MFI) should be able to afford to purchase a home of adequate size in Lawndale. Moderate income households can afford a median priced three-bedroom homes and condominiums. In the rental market, a moderate income households can afford the full range of available rental units in the City.



D. Regional Housing Needs

As required by State law, the Southern California Association of Governments (SCAG) must determine both the existing and future needs for the region. In addition, SCAG must also allocate a share of the future need to each jurisdiction in the SCAG region, through a process called the Regional Housing Needs Assessment (RHNA).

1. Existing Needs

In order to preserve and enhance the quality of life of the residents, the City must take steps to alleviate housing problems within the community. The two main housing problems identified by SCAG in the existing need statement are overcrowding and overpayment.

Overcrowding: The Federal Government defines an overcrowded household as one with more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding in households results from either a lack of affordable housing (which forces more than one household to live together, or a large-family household living in a too-small unit) and/or a lack of available housing units of adequate size.

Overpayment: As defined by the Federal Government overpayment occurs when a household is spending more than 30 percent of their gross household income on housing, including costs for utilities, property insurance, and real estate taxes.



Overcrowding

Overcrowding occurs when the housing costs of an adequately sized unit, is higher relative to the income of a household, forcing a household to live in a smaller unit or 'double up' with another household to save on housing costs. Overcrowding can lead to more traffic, housing deterioration and a shortage of on site parking. It is therefore important to maintain adequate levels of occupancy to maintain the quality of life in a community. Table II-18 displays overcrowded conditions in the City by households type and tenure. According to the CHAS data, overcrowding affects more renters than owners , with 23 percent of renter households experiencing overcrowded conditions, compared to 11 percent of owners. Overcrowding is particularly concentrated among large families, where 49 percent of owners and 72 percent of renters are overcrowded.

Table II-18: Summary of Overcrowded Conditions

Household Type	All Households	Owner Households	Renter Households
Total	18.9%	11.2%	23.1%
Seniors	0%	0%	0%
Small Related	14%	7.8%	16.8%
Large Related	64.8%	49.1%	72.3%
Other	4.2%	14.7%	0.2%

Source: 1990 U.S. Census. CHAS Data 1998



Overpayment

As stated previously, State and Federal standards specify that a household overpays for its housing if it spends more than 30 percent of its gross income on housing. A household that is spending more than it can afford for housing has less money available for other necessities and emergency expenditures. Lower income households overpaying for housing are more likely to be at risk of becoming homeless than other households. Renter-households overpay for their housing costs more often than owner-households. Because renter-households tend to be lower income than homeowners, overpayment affects renter-households more seriously. In addition, overpayment by owners is considered less serious than overpayment by renters because they have more options than renters, and are therefore less likely to become homeless. That is, owners are building equity, and have the option of selling the home and possibly obtaining less expensive housing, refinancing, or using the equity in the home to obtain a loan. Overpayment is more extensive among renters than owners in the very low-, low-, and moderate-income groups.

Table II-19: Summary of Overpayment

Household Type	All Households	Owner Households	Renter Households
Total	40.5%	31.2%	45.4%
Seniors	25.6%	16.2%	47.3%
Small Related	42.2%	32.7%	46.4%
Large Related	40.1%	40.3%	39.9%
Other	43.8%	36.4%	46.9%

Source: 1990 U.S. Census. CHAS Data 1998

As displayed in Table II-19, housing overpayment in Lawndale varies significantly by housing tenure and type. Renter households have the highest overpayment rate at 45 percent, while the owner overpayment rate is significantly lower at 31 percent. Of particular significance is overpayment among senior renter households which is the highest of all household types at 47 percent.



2. Future Housing Needs

SCAG allocates future housing need of a City based on a percentage of the overall need for the region. In calculating the future need, SCAG factors in regional growth forecasts, units needed to replace lost units, as well as units needed to maintain a healthy vacancy rate.

In 1998, SCAG developed the Regional Housing Needs Assessment (RHNA) forecasts based on population, employment, and household forecasts from 1998-2005. Based on the forecasts SCAG has determined that the construction need for Lawndale during the 2000-2005 is 78 units. The breakdown of the units among the income groups is contained in Table II-20. The largest share of units (33 percent) is allocated for above moderate income households. Approximately 43 percent of units are allocated for households earning less than 80 percent of the area MFI.

Table II-20 Housing Needs By Income Group

Income Group	Number of Units	Percent of Total
Very Low (0-50% MFI)	19	25%
Low (51-80 % MFI)	15	19%
Moderate (81-120%)	18	23%
Upper (Above 120% MFI)	26	33%
Total	78	100%

Source: SCAG Draft Regional Housing Needs Assessment,
SCAG web page: www.scag.ca.gov July 2000



3. Assisted Housing at Risk of Conversion

State law requires the City to identify, analyze and propose programs to preserve housing units that are currently restricted to low-income housing use and that will become unrestricted and possibly be lost as low-income housing. State law requires the following:

- An inventory of restricted low-income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units "at risk" and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk"; and
- Programs for preserving the "at risk" units.

Based on a series of inventories, no low-income housing units in Lawndale are at risk of converting to market rate housing between 2000 and 2010. This inventory included all multiple-family rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, and local in-lieu fees, inclusionary, density bonus, or direct assistance programs. The inventory also covered all units that are eligible to change to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. The lack of "at risk" housing in Lawndale was confirmed through interviews with City staff and review of "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion" (California Housing Partnership Corporation), and "The Use of Housing Revenue Bond Proceeds - 1994", (California Debt Advisory Commission).

Currently, the only subsidized rental project in the City is the Lawndale Senior Housing project, a 56-unit property located at 4702 W. 153rd Place completed by the Lawndale Housing Authority in 1991. This project was built with Section 202 funds, and carries a 55-year deed restriction to keep the rents at rates affordable to very low-income households.

HOUSING CONSTRAINTS





III. HOUSING CONSTRAINTS

Actual or potential constraints on the provision and cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Market, government, infrastructure, and environmental constraints to housing development in Lawndale are discussed below.

A. Market Constraints

The high cost of renting or buying adequate housing is the primary ongoing constraint of providing adequate housing in the City of Lawndale. High construction costs, labor costs, land costs and financing constraints are all contributing to a decrease in the availability of affordable housing.

1. Vacant Land

The City of Lawndale is an established, nearly built-out urban area, with very little additional growth in the number of dwelling units anticipated. A vacant land survey completed by staff as part of this Housing Element update identifies only 6.11 acres of vacant residential land in the City, accommodating a maximum of 165 additional dwelling units. The majority of residential growth will occur through intensification of development on existing parcels. The City's current zoning provides for a theoretical increase of approximately 2,470 units on underutilized residential parcels.

2. Construction Costs

The single largest cost associated with building a new house is the cost of building materials, comprising between 40 to 50 percent of the sale price of a home. According to the Construction Industry Research Board, construction costs for a single family home range from \$60 to \$100 per square foot. Average multi-family construction costs range from \$40 to \$75 per square foot, but can be as high as \$60 to \$80 per square foot if one level of underground parking is required.

A reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sale prices. In addition, pre-fabricated, factory built housing, which the City allows for in its General Plan, may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units built at once increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are used for the provision of affordable housing. Though construction costs comprise a large portion of the total development cost, the costs are relatively consistent throughout the County and therefore do not constitute an actual constraint on housing production in Lawndale.



3. Land Costs

Due to the limited amount of remaining vacant land in the City, the cost of land is a significant factor in the cost of developing new housing. According to local real estate sources, the cost of vacant residentially zoned land in Lawndale ranges from \$17 to \$20 per square foot.

4. Labor

Labor is the third most expensive component in building a house, constituting an estimated 17 percent of the cost of building a single-family unit.

The City's ability to mitigate high construction and land costs is limited. Lawndale lacks the financial resources to directly subsidize construction.

5. Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower income households.

As of September 2000, home mortgage interest for new home purchases range from 7 to 8 percent for fixed-rate 30 year loans, although lower interest rates are available for Adjustable Rate Mortgages (ARMs) and Graduated Payment Mortgages (GPMs). According to forecasts by The National Association of Homebuilders (NAHB), a less than 0.5 percent increase in interest rates are expected to occur by 2001. This minor increase should not have a significant impact on housing costs. A greater hurdle to home ownership for lower income households at this time may be the downpayment. A household may be able to make the monthly payment on a mortgage, but be unable to accumulate enough cash for even a five or ten percent downpayment, much less a 20 percent downpayment. Government insured loan programs may be available to reduce mortgage downpayment requirements for these households.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender and race of the applicants. This applies to all loan applications for home purchases and improvements, whether financed at market rate or through government assistance. Table III-1 summarizes the disposition of applicants submitted to financial institutions for home purchases and home improvement loans in Lawndale.

In 1998, 378 households applied for home purchase loans in Lawndale. Of that total, 61 percent applied for conventional loans, while 38.3 percent applied for government assisted loans. As expected, there is a relationship between a household's income and the type of loan applications. Low income households accounted for a greater proportion of applications for government-assisted loans (26 percent) than conventional loan applications



(17 percent). Almost 58 percent of the conventional home purchase loan applications were originated (approved by lenders and accepted by applicants). This is consistent with the 60 percent approval rate nationwide. The overall denial rate for conventional loans was 17.5 percent, slightly lower than the 22 nationwide denial rate. Almost 25 percent of the loans were withdrawn or the applicant did not accept the loan. Low income households had a 61 percent approval rate, while moderate-income households had a 55 percent approval rate, compared to a rate of 48 percent for these income groups nationwide.

Over one-third of applications for home purchase loans in Lawndale were government assisted. Loan origination rates for government assisted loans were significantly higher than conventional loans for low-income households (79 percent), and slightly higher for moderate income households (58 percent).

Table III-1: Disposition of Home Purchase Loans

Applicant Income	Home Purchase Loans - Conventional				Government Assisted			
	Total	Originated	Denied	Other*	Total	Originated	Denied	Other*
Low Income (<80% MFI)	41	61%	19.5%	19.5%	38	78.9%	11.1%	10.7%
Moderate Income (80-119% MFI)	90	54.5%	22.2%	23.3%	65	58.5%	42.1%	%
Upper Income (≥120% MFI)	93	63.4%	12.9%	23.7%	38	73.7%	31.5%	10.5%
Not Available	9	22.2%	11.1%	66.7%	4	50%	0%	50%
Total	233	57.9%	17.5%	24.4%	145	67.6%	13.1%	19.3%

Source: Home Disclosure Act (HMDA) data, 1998

* "Other" includes applications approved but not accepted, files closed for incompleteness and applications withdrawn.



As displayed in Table III-2, there were a total of 82 home improvement loan applications, relatively few compared to home purchase loans. Of these, approximately 40 percent of conventional home improvement loans were approved, while 15 percent of the applications of government assisted loans were accepted. For low-income households, 14 percent of conventional home improvement loans were accepted, while none of the three applications for government assisted loans were originated. Moderate income households had greater success in attaining home improvement loans, with an approval rate of 19 percent for conventional loans and 17 percent for assisted loans.

Table III-2: Disposition of Home Improvement Loans

Applicant Income	Conventional Loans				Government Assisted Loans			
	Total	Originated	Denied	Other*	Total	Originated	Denied	Other*
Low Income (<80% MFI)	14	14.3%	64.3%	21.4%	3	0%	66.7%	33.3%
Moderate Income (80-119%MFI)	16	18.8%	62.5%	18.8%	6	16.7%	33.3%	50%
Upper Income (>=120% MFI)	23	52.2%	34.8%	13%	9	22.2%	55.6%	22.2%
Not Available	9	88.9%	0%	11.1%	2	0%	100%	0%
Total	62	40.3%	43.6%	16.1%	20	15%	55%	30%

Source: Home Disclosure Act (HMDA) data, 1998

* "Other" includes applications approved but not accepted, files closed for incompleteness and applications withdrawn.



B. Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

1. Land Use Controls

General Plan and Zoning Ordinance

The Lawndale General Plan and Zoning Ordinance provide for a range of residential land use designations/zones in the City:

- Single-Family Low Density (R-1) 0 - 8.8 Dwelling Units/Acre, single family dwelling units, minimum 5,000 square foot lot
- Single-Family Medium Density (R-2) 8.9 - 17.5 Dwelling Units/Acre, single family/duplex /double units allows two units on minimum 5,000 square foot lot
- Multiple-Family Low Density Residential (R-2) 8.9 - 17.5 Dwelling Units/Acre, townhouse/apartments, allows two units on minimum 5,000 square foot lot
- Multiple-Family Medium Density (R-3 , R-4) 17.6 - 37 Dwelling Units/Acre, minimum 5,000 square foot lot
- Residential Planned Development (RPD) 0 - 37.9 Dwelling Units/Acre, where proposed development offers amenities and benefits to the community substantially in excess of those normally provided, subject to Planning Commission approval

In addition to these density provisions, the City has a policy in the Housing Element that offers density bonuses for housing projects that provide at least 20 percent of the units to lower income households.

Housing Element Law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all segments of the population, including multi-family residential housing, factory built housing, mobile homes, emergency shelters, and transitional housing. Table III-3 summarizes housing types permitted in each of the residential zones in Lawndale.

**Table III-3: Housing Types by Residential Zone**

Housing Type Permitted	Zoning Category				
Housing Types Permitted	R-1	R-2	R-3	R-4	RPD
Residential Uses					
Single-family	✓	✓	✓	✓	c
Duplex (2 units)		✓	✓	✓	c
Multi-Family					
2 or more			✓	✓	c
3 or more			c	c	c
Mobile Homes*					
Second Units		✓	✓	✓	
Group Housing/Boarding House (no more than 6 people)	✓	✓			
Transitional/Emergency housing					
Residential Care Facilities	✓	✓			

Source: Lawndale Zoning Code, 2000

*Designated Mobile Home Park

✓ = Permitted by Right

c = Conditionally Permitted

The City requires a Special Use Permit (SUP) for multi-family projects with 3 or more units in R-3 and R-4 zone districts. In a dense urban environment like Lawndale, the SUP provides the Planning Commission with discretionary review authority to ensure compatibility of multi-family projects with the diversity of surrounding uses. The SUP requirement does not result in additional time in the review process as this occurs concurrently with Design Review conducted by the Planning Commission, and both can be completed within a 45 day period. Historically, the SUP has not constrained multi-family development, as evidenced by a recent 18 unit condominium project approved by the Planning Commission in less than 40 days from submittal of the application. Nonetheless, the public hearing requirement could serve to discourage multi-family development by increasing uncertainty in development. In order to address this potential constraint, the Housing Element sets forth a program to review its permit processing procedures with the goal of streamlining.

Residential Setbacks and Parking Requirements

Building setbacks and parking requirements for the five residential zones in Lawndale are shown in Table III-4. Although the building setback requirements and most of the parking requirements are not excessive, the guest parking requirement for the R-3 and R-4 zones call for one-half guest space for every unit in addition to two enclosed spaces per unit. The City has such a requirement due to limited on-street parking. The City will however, consider waiving or reducing this guest parking requirement for projects that include affordable housing units, and currently has in place in its Zoning Ordinance allowances for parking reductions for senior housing. While multi-family parking spaces are required to be



enclosed, apartments in Lawndale have typically developed as two stories of residential above subterranean parking, which fulfills the enclosed parking requirements.

Table III-4: Residential Setbacks and Parking Requirements

Zone	Setback Requirements	Parking Requirements
RPD	varies, depending on type of development	varies, depending on type of development
R-1	Front: 20 ft. Side: 3 ft. Rear: 5 ft.	One two-car garage
R-2	Front: 20 ft. Side: 3 to 5 ft., depending on number of units Rear: 5 ft. min.	One two-car garage/unit or Two one car garage plus two open spaces/2 units
R-3	Three or more units- Front: 15 ft. Interior Side: 6 ft. Street Side: 10 ft. Rear: 15 ft.	Three or more units*- two enclosed spaces/unit, plus one-half visitor space/unit
	Two or less units- Front: 15 ft. Interior Side: 3.5 to 5 ft. Street Side: 10 ft. Rear: 5 ft.	One two-car garage/unit
R-4	Three or more units- Front: 15 ft. Interior Side: 6 ft. Street Side: 10 ft. Rear: 15 ft.	Three or more units*- two enclosed spaces/unit, plus one-half visitor space/unit
	Two or less units- Front: 15 ft. Interior Side: 3.5 to 5 ft. Street Side: 10 ft. Rear: 5 ft.	One two-car garage/unit

Source: City of Lawndale Zoning Ordinance

* Twenty percent reduction in required parking if at least twenty percent of the units are for occupancy by senior citizens. Underground parking fulfills requirement for enclosed spaces.



2. Fees and Improvements

Various fees and assessments are charged by the City to cover costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are assessed through a *pro rata* share system, based on the magnitude of the project's impact or the extent of the benefit which will be derived.

Table III-5 shows a list of fees the City charges for residential development. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs and gutters if their installation is needed, or the builder may need a Variance, Special Use Permit or Site Plan Review. The fees shown in Table III-5 show those that are typically charged for a standard residential development. These fees are consistent with the fee schedules in other jurisdictions in the County, and, in some cases, are substantially less. As part of this Housing Element update, the City will evaluate adopting a program to provide for modified development standards and/or reduced fees for projects with an affordable housing component and/or housing for the elderly.

Table III-5: Fees Charged for Residential Development

Type of Fee	Cost
Plan Check	\$ 1420.47 *per unit
Building Permit	\$1,718 *per unit, plus \$21.95 issuance fee
Centinela Valley Union High School District	\$1.84/square foot
Certificate of Sewer Connection	\$204 (per unit)
Tentative Tract Map	\$2,000**
Tentative Parcel Map	\$2,000**
Final Parcel Map	\$2,000**
Park/Recreation Maintenance Fee	\$400 (per unit)

Source: City of Lawndale Community Development Department, September 2000

Note: *Range based on a unit valued at \$200,000.

**Includes deposit. Depending on the development, a portion of the fee may be returned.

City follows the County Marshall Valuation Guideline and multiplies by a ratio of 1.045 to develop fee schedule.



3. Building Codes and Enforcement

The City of Lawndale has adopted the City of Los Angeles Building Code which establishes minimum construction standards as applied to all residential buildings. The City's building code is considered to be the minimum necessary to protect the public health, safety and welfare, and the local enforcement of this code does not unduly constrain the development of housing.

4. Local Processing and Permit Procedures

The City of Lawndale's development approval process poses a minor constraint for the provision of housing. Requirements placed upon new housing developments to ensure conformance with the General Plan and Zoning Ordinance can increase the costs of development, depending upon the particular condition(s) of approval (e.g., undergrounding utilities, minimum unit size, etc.). In many cases, however, the costs are offset by the processing times for development review, which are shorter than is typical in other jurisdictions.

The City of Lawndale has three types of permit processes for residential projects: 1) discretionary applications, which require a public hearing before the Planning Commission; 2) ministerial applications for two stories and large additions require a plan check from the Planning Department, and the Los Angeles County Building and Safety and Public Works Department and 3) ministerial applications for minor additions can be reviewed and approved over-the-counter.

The time frame for discretionary approvals is approximately 45 to 60 days from formal submittal until the Planning Commission hearing date. As indicated previously in Table III-3, the City requires a Special Use Permit (SUP) for multi-family projects with 3 or more units in R-3 and R-4 zone districts. The SUP requirement does not result in additional time in the review process as this occurs concurrently with Design Review conducted by the Planning Commission, and both can be completed within the 45 day period. Nonetheless, the public hearing requirement could serve to discourage multi-family development by increasing uncertainty in development. In order to address this potential constraint, the Housing Element sets forth a program to review its permit processing procedures with the goal of streamlining.

Formal plan checks for residential projects are required for all new units, all second story additions, single-story additions over 600 square feet and additions that have a construction valuation over \$20,000. When the City accepts applications for formal plan check, three entities perform separate plan checks: Building and Safety (under contract to Los Angeles County staff); Lawndale Planning Department; and Lawndale Public Works Department. Applicants for projects must address all corrections before permits can be issued. The time frame for formal plan checks is usually a minimum of three weeks, but can be longer depending on how much time the applicant takes to make any required corrections/changes to the plan. To start the plan check process, the applicant submits four sets of plans and pays the plan check fee. The structural and mechanical plan checks are performed by staff



on contract from Los Angeles County, which takes two to three weeks for the first check and corrections which are provided to the applicant. When the applicant resubmits, the recheck takes approximately one week, sometimes longer depending on the amount of projects that are currently in plan check. If all corrections have been addressed and all applicable fees paid, the project is ready for permit issuance. Therefore, the time frame largely depends on the applicant's timeliness in making corrections, and payment of fees.

The City recently revised its formal plan check procedures to make processing more cost effective and efficient. Because the plans are reviewed by three entities, staff has made the process easier by requiring the applicant to submit or re-submit their plans to one person and at one location (Building and Safety Permit Technician). After submitting an application, the Permit Technician will attach a log sheet to the plans, and route the plans to the three lead agencies. The applicant will be notified by the Permit Technician when all the agencies have returned all corrections. The same process continues until all comments and corrections are addressed.

Any project that does not require discretionary approval or formal plan check can be issued an over-the-counter approval subject to inspection. Ministerial approvals are obtained for single-story additions less than 600 square feet, roof, stucco, patio covers, and minor electrical, plumbing and mechanical alterations.



C. Environmental and Infrastructure Constraints

1. Environmental Hazards

Lawndale is located in the seismically active Los Angeles Basin where numerous active and potentially active faults have been identified. However, to date no faults or fault-related features have been identified within the City limits. The seismic hazard with the most potential for impact to the City of Lawndale is groundshaking induced by any earthquake on a regional fault like the San Andreas or a moderate earthquake on a local fault like the Newport-Inglewood. This risk is typical of any area located within the Los Angeles Basin. The General Plan contains goals and policies that address seismic hazards to the extent possible.

2. Infrastructure Constraints

There are several constraints related to the City's infrastructure that can hinder the emergency response to a fire--narrow streets, inadequate fire flows and limited access to some large structures. Each of these constraints is briefly described below.

Lawndale was initially developed as a single-family residential suburb of Los Angeles. At that time, four-inch mains were adequate to meet water fire flow requirements. Over time, however, single-family properties were redeveloped at higher densities, and minimum fire flow requirements were increased, but actual physical improvements to the water delivery system lagged behind. There are a number of areas in the City that require upgrading to meet current water fire flow standards (see Figure 2). Figure 2 shows where land designated for residential use and inadequate mains are located. Many of the areas with inadequate mains are designated for residential use.

Another fire fighting and emergency response constraint is the narrow streets found throughout the City. Narrow streets greatly restrict the maneuverability of fire equipment. This problem is exacerbated in the evenings because of on-street parking. Narrow curb cuts and deep, narrow lots also restrict emergency access.

The physical accessibility and design of structures also hinder emergency access. Many areas of Lawndale have infill development consisting of large apartment complexes. Design of these structures emphasized the achievement of high densities at the expense of adequate open space that would allow fire fighters and emergency personnel sufficient room to operate. The storage of materials in side and rear yard areas may constrain access for firefighting purposes.

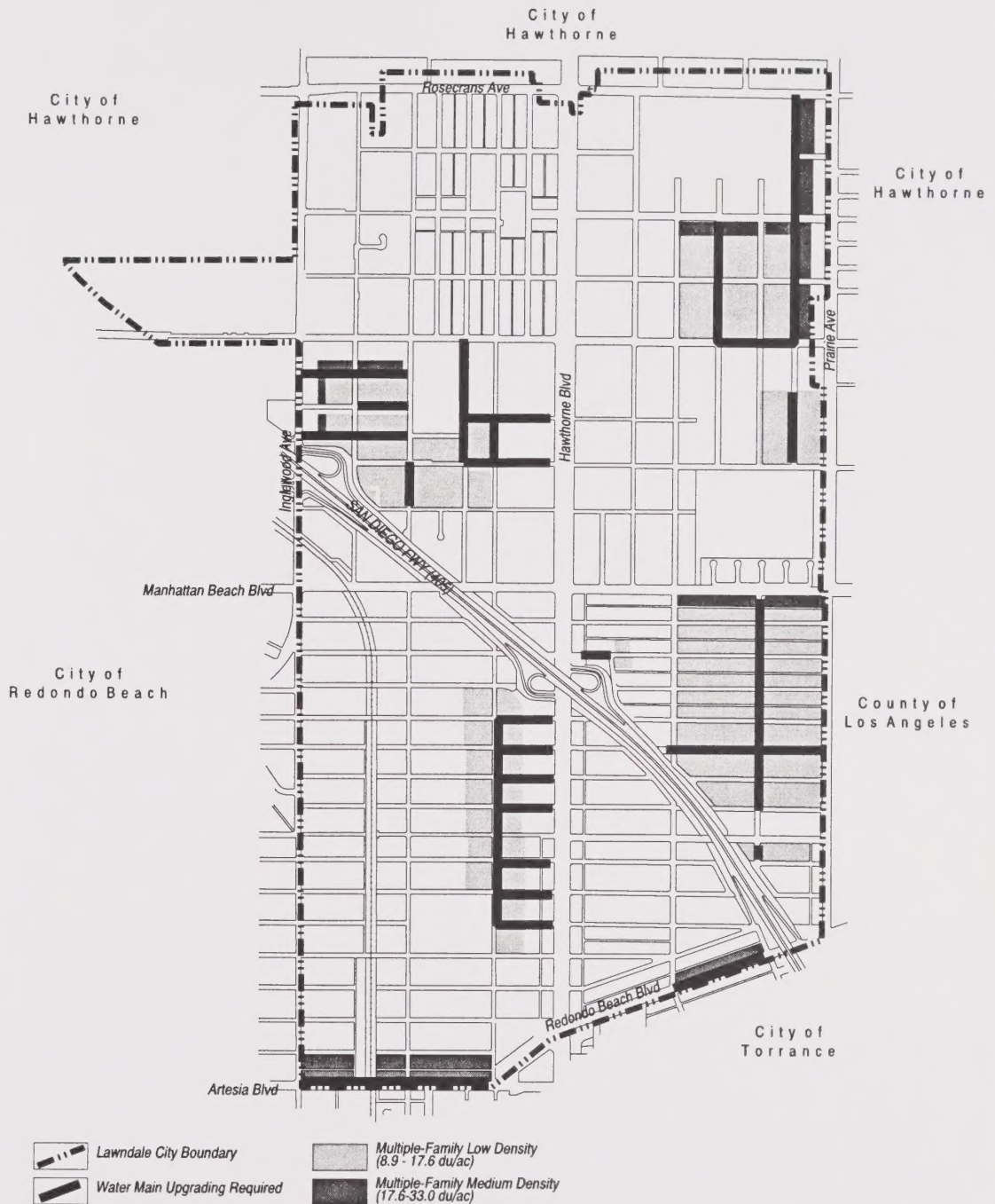


Figure 2
Location of Water Mains with Inadequate Fire Flow

HOUSING RESOURCES





IV. HOUSING RESOURCES

This section of the Housing element evaluates the potential additional residential development which could occur in Lawndale, and discusses opportunities for energy conservation in residential development.

A. Availability of Sites for Housing

An important component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (as defined by SCAG). Table IV-1 displays the potential residential development potential by zoning category.

Table IV-1: City of Lawndale Residential Site Inventory

Zone	Vacant Sites		Underutilized Sites	TOTAL DU Pot'l
	#Acres	DU Pot'l	DU Pot'l	
R-1 (8.8 du/ac)	0	0	1	2
R-2 (17.5 du/ac)	1.13	19	1,572	1,591
R-3 (33 du/ac)	4.98	146	732	879
Total	6.11	165	2,305	2,470

Source: City of Lawndale, CBA Inc. 2000

1. Vacant Residential Land

Vacant residential sites were identified through field surveys and an analysis of residential properties constructed from 1996 to 2000. As illustrated in Table IV-1, only 6.11 acres of vacant land designated for residential use remain in the City, yielding a total of 165 dwelling units. Recently, a 2.68 acre parcel, located east of Hawthorne Boulevard between 153rd Street and Marine Avenue, has been rezoned to R-3. This key residential parcel can potentially accommodate 68 multi-family units at densities of 33 units/acre.



2. Underutilized Residential Land

Underutilized residential properties represent the area of greatest growth potential in the City. Staff conducted a parcel by parcel review of all R-1, R-2 and R-3 zoned properties in the City to assess the potential for additional dwelling units which can be accommodated under densities permitted by zoning. A total net increase in 2,305 units can be accommodated in Lawndale through development of underutilized properties. This includes over 1,200 R-2 parcels developed with a single unit which can accommodate one or more additional units. Combined with the total dwelling units which could be developed on vacant properties, there is potential for a net increase of 2,470 dwelling units in Lawndale. The City has adopted a program as part of this Housing Element to facilitate development of these underutilized parcels.

3. Residential Planned Development Zone

In 1992, the City Council approved an amendment to the Zoning Ordinance establishing the Residential Planned Development (RPD) zone. This is an overlay zone which may be applied to any residential zone in the City. The intent of the zone is to promote residential amenities beyond those expected under conventional development, to achieve greater flexibility in design, to encourage well planned neighborhoods, and to provide for appropriate use of land with unique physical characteristics. The permitted density in the RPD zone is up to 37.9 units/acre based on the determination of the Planning Commission of the level of amenity provided.

4. Density Bonus

As required by State law, the Lawndale Zoning Ordinance also allows for a density bonus of 25 percent over what is allowed in a given residential zone if the development includes an affordable housing component. For a housing development in the R-2 zone, the density bonus provides for up to 21 units/acre and up to 40 units/acre in the R-3 zone. The City will adopt a local density bonus ordinance which specifies additional regulatory incentives which can be achieved in exchange for provision of affordable units, and will market the availability of this program to prospective developers.

5. Surplus Sites for Housing from School Districts

There are two school districts in Lawndale--the Lawndale Elementary School District and the Centinella High School District. Neither school district has declared any of their sites in Lawndale as surplus. Three schools have combined residential and Public Facilities/Schools General Plan designations: Betsy Ross School, Mitchell School, and Smith School. However, all three are operating as schools with no plans for closure. Both school districts indicate that they will have a long-term need for their property within Lawndale, since all of the existing schools are overcrowded.

The City will coordinate and notify the school districts regarding the Housing Element Update.

Lawndale's regional housing growth needs for the 1998-2005 planning period is 78 housing units. The City's site inventory demonstrates the availability of adequate sites to address this projected growth need. In terms of sites to fulfill the needs of the 34 identified lower income households, development in the City's R-3 zone is permitted to occur at densities of up to 33 units/acre, thereby reducing per unit development costs to levels affordable to lower income households. In addition, development under the RPD overlay zone allows for densities up to 38 units/acre, and the density bonus allows for densities up to 37.9 units/acre in R-3 zones.



B. Financial Resources

There are a variety of existing and potential funding sources available for affordable housing activities in Lawndale. They include programs from local, State, federal and private resources. The following section describes the three most significant housing funding sources in Lawndale which includes Community Development Block Grants, redevelopment set-aside funds and Section 8 assistance and potential sources of funds. Table IV-2 summarizes these programs and additional funding sources available to support housing programs in Lawndale.

Community Development Block Grant (CDBG) Funds

Through the CDBG program, the Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of community development activities geared toward lower income persons. The CDBG program provides formula funding to larger cities and counties, while smaller cities (less than 50,000 population) generally compete for funding that is administered by the County. Lawndale receives its allocation of CDBG funds through the Los Angeles County Community Development Commission.

The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include acquisition and/or disposition of real estate, public facilities, and improvements, relocation, rehabilitation and construction of housing, home ownership opportunities and clearing activities. Lawndale currently receives approximately \$460,000 in CDBG funds annually from the County. Of this total, approximately \$178,000 is used to fund the residential rehabilitation program.

Redevelopment Housing Set-Aside

Redevelopment housing set-aside funds represent the primary funding source used by the City for the preservation, improvement, and development of affordable housing. As required, the Lawndale Redevelopment Agency sets aside a minimum of 20 percent of all tax increment revenue generated from a redevelopment project area, for the purpose of improving the supply of housing for low and moderate income households.

The City of Lawndale is expected to have approximately \$700,000 in redevelopment set aside funds during the 2000-2005 housing element cycle. Annual contributions range from \$148,000 to \$248,000

Section 8 Rental Assistance

The federal Section 8 program provides rental assistance to very low-income households in need of affordable housing. The Section 8 program assists a very low-income household by paying the difference between 30 percent of the gross household income and the cost of rent. Most Section 8 assistance is structured as vouchers which allows voucher recipients to choose housing that may cost above the fair market rent as long as the



recipients pay for the additional cost. In Lawndale, 303 households receive rental assistance under the HUD Section 8 program.

State Funds

In terms of funds from the State of California to support affordable housing, the Governor recently signed the largest housing budget in the State's history for about \$500 million. The most heavily funded programs are as follows: Rental Housing (\$177 million), Community Amenities/Development Incentives (\$110 million), Ownership Housing (\$100 million), Farm Worker Housing (\$43 million), Emergency Housing Assistance (\$32 million), and Supportive Housing/Minors Leaving Foster Care (\$25 million).



Table IV-2: Public and Private Resources Available for Housing and Community Development Activities

Program Type	Project Name	Description	Eligible Activities
1. Federal Programs	a. Formula/Entitlements	Community Development Block Grant (CDBG)	• Acquisition • Rehabilitation • Home buyer assistance • Economic development • Homeless assistance • Public services (15% cap) • Neighborhood revitalization
		Section 8 Rental Assistance Program	• Rental assistance
	b. Competitive Programs	Section 202	• Acquisition • Rehabilitation • New construction • Rental assistance • Support services
		Home Investment Partnership Act (HOME)	• New construction • Acquisition • Rehabilitation • Home buyer assistance • Tenant-based assistance • Planning



Table IV-2: Public and Private Resources Available for Housing and Community Development Activities

Program Type	Project Name	Description	Eligible Activities
	Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities, and intermediate care facilities. Rental assistance is available to very low-income disabled persons (up to 50% MFI).	• Acquisition • Rehabilitation • New construction • Rental assistance
	Section 203(k)	Provides a single long-term, low-interest loan at fixed rate to finance both acquisition and rehabilitation of property.	• Acquisition - dwellings and land • Rehabilitation • Relocation of unit to another site on new foundation on the mortgage property • Refinance existing indebtedness
2. State Programs	Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time home buyers for the purchase of new or existing single-family housing. Local agencies make certificates available.	• Home buyer assistance
	Low-Income Housing Tax Credit	Tax credits available to individuals and corporations that invest in low income rental housing. Tax credits sold to people with high tax liability, and proceeds are used to create housing	• New construction • Rehabilitation • Acquisition
3. Local Programs	Redevelopment Set-Aside, Lawndale	20 percent of the Lawndale Redevelopment Agency tax increment funds are Set-Aside for affordable housing activities governed by state law.	• New construction • Rehabilitation • Acquisition • Planning • Downpayment assistance • Homebuyer assistance



Table IV-2: Public and Private Resources Available for Housing and Community Development Activities

Program Type	Project Name	Description	Eligible Activities
4. Private Resources/Financing Programs	Federal National Mortgage Association (Fannie Mae) Programs	Loan applicants apply to participating lenders for mortgage assistance:	• Home buyer assistance • Rehabilitation • Down payment assistance
	Federal Home Loan Bank Affordable Housing Programs	Direct Subsidies to non-profit and for-profit developers and public agencies for affordable low income ownership and rental projects	• New construction
	Low Income Housing Fund (LIHF)	Non-profit lender offering below market interest, short term loans for affordable housing in both urban and rural areas. Eligible applicants include non-profits and government agencies.	• Pre-development costs • Site acquisition • Construction • Rehabilitation
	Private Lenders	The Community Reinvestment Act (CRA) requires certain regulated financial institutions to achieve goals for lending in low and moderate income neighborhoods. As a result, most of the larger private lenders offer one or more affordable housing programs, such as first-time home buyer, housing rehabilitation, or new construction.	• Varies, depending on individual program offered by bank
	ICA	This program provides a 4 percent down payment and closing cost assistance to residents with incomes up to 120 percent of the County or State median income.	• Homeownership assistance



C. Opportunities for Energy Conservation

Under current law, Lawndale's Housing Element must include the following:

Analysis of opportunities for energy conservation with respect to residential development. Section 65583(a)(7).

By way of background, the Legislature in 1974 created the California Energy Commission to deal with the issue of energy conservation. The Commission in 1977 adopted conservation standards for new buildings. The Legislature directed the Commission to periodically improve the standards to account for state-of-the-art energy efficient building design. The Commission has adopted revised energy standards for new residential buildings. The revised energy conservation standards for new residential buildings have been placed in Title 24 of the California Administrative code. The new standards apply to all new residential buildings (and additions to residential buildings) except hotels, motels, and buildings with four or more habitable stores and hotels. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of nondepleting energy sources, such as solar energy or wind power.

Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meet the energy standards are the following:

- **Alternative 1:** The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- **Alternative 2:** Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- **Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Standards for energy conservation, then, have been established. In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

In relation to new residential development, and especially affordable housing, construction of energy efficient building does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures is one way of achieving



affordable housing costs when those costs are measured in monthly carrying costs as contrasted to original sales price or production costs. Generally speaking, utility costs are among the highest components of ongoing carrying costs.

Opportunities for additional energy conservation practices include the implementation of "mitigation measures" contained in environmental impact reports prepared on residential projects in the City of Lawndale. Mitigation measures to reduce energy consumption may be proposed in the appropriate section of environmental impact reports, prepared by or for the City of Lawndale. These mitigation measures may be adopted as conditions of project approval.

Some additional opportunities for energy conservation include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption are the following:

- Locating the structure on the northern portion of the sunniest area on the site.
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions.
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face to the building to serve as a buffer between heated spaces the colder north face.
- Making the main entrance a small, enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.
- Locating window openings to the south and keeping east, west and north windows small, recessed, and double-glazed.

These and any other potential state-of-the-art opportunities could be evaluated within the context of environmental impact reports and/or site plan review. Feasible site planning and/or building design energy conservation opportunities then could be incorporated into the project design.

The City has a goal and policies regarding energy conservation in the Conservation Element of the General Plan. The energy conservation goal is:

"Minimize negative environmental effects of supplying and using energy by reducing the community's reliance upon traditional energy resources through initiation of energy conservation practices and the utilization of available energy technology."



Policies 3a through 3f in the Conservation Element of the General Plan implement this goal. These policies include the encouragement of innovative building, site design and orientation techniques that minimize energy use, and the promotion of public awareness of energy conservation technology and techniques.

Southern California Edison Programs

Southern California Edison offers a variety of energy conservation services under the Low Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control electricity costs. Eligible customers receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education. In addition, Edison participates in the California Alternate Rates for Energy (CARE) program which provides a 15 percent discount on electric bills for low-income customers.

Southern California Gas Programs

The Southern California Gas Company offers two direct assistance programs to limited income customers: 1) a no cost weatherization (such as attic insulation and water blankets), and 2) a no cost furnace repair and replacement service. The Gas Company also participates in the State CARE program, providing low-income customers with a discount on their gas bills.

HOUSING PLAN





V. HOUSING PLAN

Chapters II to IV of the Housing Element establish the housing needs, opportunities and constraints in the City of Lawndale. The Housing Plan presented in this chapter sets forth the City's goals, policies and programs to address Lawndale's identified housing needs.

A. Goals and Policies

This section of the Housing Element contains the goals and policies the City of Lawndale intends to implement to address a number of important housing-related issues. The following five major issue areas are addressed by the goals and policies of this Element: 1) ensure that a broad range of housing types are provided to meet the needs of the existing and future residents; 2) ensure that housing is maintained and preserved; 3) increase opportunities for homeownership; 4) ensure the availability of housing-related services for special needs groups; and 5) promote equal housing opportunity. Each issue area and the supporting goals and policies are identified and discussed in the following section.

PROVIDE FOR A RANGE OF HOUSING TYPES

The diversity and relatively low cost of housing in Lawndale distinguishes the City from many other South Bay communities. Continuing to provide a balanced inventory of housing in terms of types (single-family, duplexes, apartments, condominiums, mobile home), cost and style will allow the city to fulfill a variety of housing needs. In addition, providing regulatory and available financial assistance will be essential to support in production of affordable housing not supported through the private market.

GOAL 1: Assist in the provision of adequate housing which meets the existing and future needs of the community. Establish a balanced approach to meeting housing needs that includes the need of both renter and owner households.

Policy 1.1: Ensure the provision of a variety of housing types to fulfill regional housing needs.

Policy 1.2: Facilitate development of affordable housing through use of financial and/or regulatory incentives where feasible.

Policy 1.3: Maintain streamlined procedures for processing new residential development permits.

Policy 1.4: Continue use of federal and state housing assistance programs for lower and moderate income households.



Policy 1.5: Encourage the development of residential units whose design and market intent is to meet the needs of special groups, including seniors, large families, and physically disabled persons.

PROVIDE ADEQUATE RESIDENTIAL SITES

Lawndale is a built-out community with a limited amount of remaining vacant residential land. To facilitate new residential development, the City plays an important role in both assisting in the identification and promotion of potential sites for future development, and allowing for a range of development types on these key remaining parcels.

GOAL 2: Provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's share of regional housing needs.

Policy 2.1: Maintain an up-to-date residential sites inventory, and provide to interested developers in conjunction with information on available development incentives.

Policy 2.2: Assist in marketing key residential development sites to the real estate and development community.

Policy 2.3: Continue to allow second residential units on single-family parcels as a means of providing additional rental housing opportunities.

Policy 2.4: Re-evaluate mixed use opportunities within the Hawthorne Boulevard Specific Plan.

Policy 2.5: Provide zoning to accommodate transitional housing and emergency shelters.

PROMOTE HOME OWNERSHIP

Homeownership prices in Lawndale are relatively affordable, with moderate and even some lower income households able to afford to purchase a home. Increasing homeownership in the City can contribute to improved property maintenance and stabilization of neighborhoods. In addition, by assisting renters to move into adequately sized ownership units, the City can address overcrowding in its rental housing stock.

The City participates in several mortgage and downpayment assistance programs, and will pursue establishing a local program funded through the Redevelopment Agency. The City has also adopted an ordinance to allow the conversion of existing apartments into condominium ownership, which combined with tenant ownership assistance, can provide lower cost home purchase opportunities.

GOAL 3: Provide increased opportunities for low- and moderate-income households to become first-time homebuyers.



Policy 3.1: Promote increased homeownership in the City, with a goal to increase the proportion of owner-occupied households in Lawndale to 40 percent.

Policy 3.2: Support the development of affordable homeownership housing for first-time homebuyers.

Policy 3.3: Pursue establishment of a downpayment assistance program using redevelopment set-aside funds and County funds to provide low- and moderate-income residents the option of home purchase.

Policy 3.4: Continue to participate in mortgage and downpayment assistance programs offered through the County Community Development Commission, as well as private sources.

Policy 3.5: Maintain a condominium conversion program to make home ownership possible for a larger segment of the population.

MAINTAIN AND PRESERVE EXISTING HOUSING

In general, housing over 30 years old usually is in need of some major rehabilitation, such as a new roof, repair of termite damage, foundation work, plumbing, etc. With approximately two-thirds of Lawndale's housing stock built prior to 1970, preventive maintenance is essential to ward off widespread housing deterioration. Some households, particularly those that have owned their homes for many years and have relatively low house payments, may be able to afford the monthly payments, but may have limited money remaining for major repairs. Assisting these households will help preserve the City's existing affordable housing stock.

GOAL 4: Use public and private resources to preserve existing residential neighborhood characteristics and to ensure adequate infrastructure for housing needs.

Policy 4.1: Continue to provide programs for the rehabilitation of substandard and deteriorating units (e.g., the existing Home Improvement Program). Develop guidelines for replacement housing, where rehabilitation or renovation are infeasible.

Policy 4.2: Develop target areas throughout the City to achieve substantial neighborhood improvements using Code Enforcement and Rehabilitation Programs.

Policy 4.3: Work to alleviate unit overcrowding by permitting owners to add bedrooms, bath, and additional living areas in existing homes. If a bedroom addition results in a unit with three or more bedrooms, the City may require that additional parking be provided on-site.



Policy 4.4: Work to alleviate illegal conversions of garages with aggressive code enforcement.

Policy 4.5: Encourage the preservation, rehabilitation or, if necessary, like replacement of single-family dwelling units in order to maintain the established characteristics of City neighborhoods.

Policy 4.6: Allow the replacement of multiple-family dwelling units at previous density levels, if such units are lost through natural or man-made disasters (e.g., earthquake, fire, etc.).

Policy 4.7: Encourage the preservation and rehabilitation of historic and architecturally significant structures.

Policy 4.8: Promote the types of housing in new residential developments which are compatible with the character of the surrounding housing stock.

Policy 4.9: Develop City programs which address upgrading and/or improvements to public facilities and services in residential neighborhoods undergoing revitalization.

PROMOTE EQUAL HOUSING OPPORTUNITIES

The Housing Element seeks to expand the range of housing opportunities provided in Lawndale, including the housing for those with "special needs", including senior citizens on fixed incomes, low- and moderate-income residents, the disabled, large families, female-headed households with children, and the homeless.

In order to make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

GOAL 5: Provide housing opportunities for all, regardless of race, age, marital status, ethnicity, sex, religion or household composition.

Policy 5.1: Promote governmental efforts to provide equal opportunity housing for existing and projected housing in Lawndale.

Policy 5.2: Accommodate the City's fair share of the regional housing needs.

Policy 5.3: Promote housing along with supportive services to meet the needs of segments of the population that have special housing needs, including seniors, disabled, single-parents and the homeless.

Policy 5.4: Encourage the provision of housing to meet the needs of families of all sizes.



B. Evaluation of Accomplishments

Housing programs include both programs currently in operation in the City and new programs which have been added to address the City's unmet housing needs. This section provides a description of each housing program, and program goals for the 2000-2005 planning period. The Housing Program Summary Table V-2 located at the end of this section summarizes the goals of each housing program through , along with identifying the program funding source, responsible agency, and time frame for implementation.

Previous Accomplishments

State Housing Element law requires communities to assess the achievements under adopted housing programs as part of the five year update to their housing elements. These results should be quantified where possible (e.g. the number of units that were rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). These results then need to be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The Lawndale Housing Element was last updated in 1997. The 1997 Element contains a detailed description of each program from the prior 1989 Element and program accomplishments from 1989 to 1996, included as an Appendix to this document. In order to provide a complete picture of accomplishments during the prior 1989-2000 Housing Element cycle, the following section evaluates accomplishments under the adopted 1997 Housing Element.

1. First Time Homebuyer Program

The City participates under the Los Angeles County Community Development Commission's Home Ownership Program (HOP) with a target population of low and moderate income households. The Goal for the 1996-1998 planning period was to provide approximately 10 loans.

Program Status: Through the First Time Homebuyer Program, 36 low and moderate income Lawndale households were assisted during the 1996-2000 planning period, well exceeding the 1996 Housing Element goal to assist 10 households. To provide additional homeownership opportunities for low and moderate income residents, in 2000, the City began participating in the Independent Cities Lease Finance /Authority/Independent Cities (ICLFA/ICA) sponsored Fresh-Rate Program. Both programs remain appropriate for the updated Element.

2. Mortgage Credit Certificate Program

The Mortgage Credit Certificate (MCC) is a way for the City to further leverage homeownership assistance. The City has participated in this program since 1994. MCC are certificates issued to income qualified first time homebuyers to take an annual credit against federal income taxes of up to 20 percent of the annual interest paid on the



applicant's mortgage. The County of Los Angeles administers the MCC program on behalf of 30 cities and throughout the unincorporated areas of the County. The 1997 Housing Element goal was to continue to advertise the availability of this program.

Program Status: During the planning period 1996-2000, 35 Lawndale households were assisted through the MCC program, however over the past two years, participation in the program has declined. Therefore the City will evaluate why the number of assisted households has diminished and will solicit additional lenders to sign on to the program. The City continues to actively advertise this activity at the public counter.

3. Housing Assistance Programs

The City's 1997 Housing Element called for the City to actively pursue public and private funds for affordable housing. The City will market to those interested in constructing new housing, information regarding the availability of funding for FHA, HUD, and other Federal, State and local housing assistance.

Program Status: Due to significant staff turnover and financial constraints, the City has not had adequate resources to actively pursue this program. In 2000, the City was successful in recruiting a new Housing Specialist that will play a major role in pursuing and coordinating affordable housing programs in the City. With the addition of dedicated housing staff, the City is better equipped to actively pursue outside funding sources for housing. To provide additional support for this program, a key responsibility of the Housing Specialist will be the expenditure of set-aside funds from the newly adopted Redevelopment Project area.

4. Sites for Transitional Housing/Homeless Shelters

As a means to provide adequate sites for homeless families in Lawndale, the 1997 Housing Element called for the City to amend the Zoning Ordinance to allow the development of overnight shelters in industrial zones subject to a Conditional Use Permit (CUP). The amendment will be accomplished by the end of 1997.

Program Status: Due in part to the previously described staff changes, the Zoning Ordinance amendment has not yet been accomplished. Although the Zoning Code does not explicitly permit such a facility, a transitional housing facility is currently located within the City. Nonetheless, this program remains appropriate to the Element.

5. Residential Mixed Use

The 1997 Housing Element indicated that the City plans to develop a new Specific Plan for Hawthorne Boulevard. An important component of the plan will be to provide for Residential/Commercial mixed use along Hawthorne Boulevard. As a means of encouraging mixed-use development, it is anticipated the plan will include a residential component. In addition, assuming the City is successful in adoption of a Redevelopment Project Area, the City will begin generating tax increment funds which can be utilized as



further incentive for the development of affordable housing along Hawthorne. The Goal is to initiate a Specific Plan for Hawthorne Boulevard, and adopt the Plan by mid 1998.

Program Status: The City was successful in adopting a Specific Plan for the area in 1999, followed by a Redevelopment Plan for the area. The Specific Plan includes designation of a 2.6 acre vacant site for multi-family development. However after deliberation before City Council, provisions for mixed-use residential development were not included in the Plan. In order to provide additional housing in the community, the City will re-initiate the Specific Plan and pursue integration of mixed-use.

6. Density Bonus Ordinance/Affordable Housing Development Incentives

The City will adopt a local density bonus ordinance to implement State law which provides for density and other incentives for the development of affordable housing. The Ordinance and incentives will be marketed to the development community and in targeted areas of the City. The Goal is to adopt the Ordinance by 1998.

Program Status: Because of staffing shortages, the drafting of the local Ordinance has not yet been accomplished. With the addition of the Housing Specialist, the City is better equipped to draft the Density Bonus Ordinance in conjunction with development incentives. As part of this program, the City will proactively market the Ordinance and affordable housing development incentives to residential developers.

7. Outreach to Local Lending Institutions

To encourage local banks to provide residential loans in Lawndale, the Community Development Grants Coordinator will annually contact local lenders that make residential loans to obtain information on their activities related to the Home Mortgage Disclosure Act and to encourage them to invest in Lawndale.

Program Status: The Lawndale Community Development Agency continues to maintain personal contact with local lending institutions throughout the year. This program remains appropriate for the updated Element, and is now integrated as an action under the First Time Homebuyer and Mortgage Credit Certificate programs.

8. Residential Rehabilitation Loan and Grant Program

To encourage maintenance of Lawndale's existing housing stock, the City will continue to participate in the Urban County Community Development Block Grant Program administered by the County of Los Angeles. Lawndale also receives HOME funds through the County for rehabilitation.

The Goal of the 1997 Element was to provide: 8 CDBG loans;
15 CDBG grants;
5 HOME loans



Program Status: Between 1996-2000, the City has provided 12 CDBG loans, and 14 CDBG grants to Lawndale households. Rehabilitation loans funded through County HOME funds are available on a project-by-project basis. The Element has been further expanded to include several County operated housing assistance programs that are accessible to Lawndale residents.

9. Facilitate Development on Underutilized Sites

In order to encourage higher density housing in the appropriate zones, the City will annually provide a residential site inventory to the development community in conjunction with information on development incentives.

Program Status: The City maintains an inventory of vacant and underutilized residential sites. Upon adoption of the density bonus Ordinance, the City can provide a brochure to residential developers along with additional information on available funding sources for affordable housing.

10. Facilitate Development on Vacant Sites

The City of Lawndale is almost entirely developed, with only a limited amount of vacant residential land remaining. To encourage development of vacant sites, focusing on areas permitting higher density housing, the City will rezone a key 2.68 acre parcel east of Hawthorne Boulevard between 153rd Street and Marine Avenue to accommodate R-3 densities. The Goal of the 1997 Element is to adopt the Zoning Amendment by mid 1997 and market the site to the development community.

Program Status: The City has adopted the Zoning Amendment to rezone the 2.68 parcel to R-3. With the recent addition of key staff, the City can more effectively market the City's key vacant multi-family parcel to potential developers.

11. Second Units

The City of Lawndale follows the provisions for second units outlined in State law (California Government Code Section 65852.1 through 6585.2). That is, the City grants a special use or conditional use permit for the creation of a second unit if the second unit complies with certain conditions. A goal of the 1997 Element is to promote second unit development opportunities to residents and property owners by late 1997.

Program Status: The majority of lots in the City are zoned R-2 which permits the development of second units. Due to this provision, a significant number of residential



Summary of Accomplishments

The City's limited financial and staff resources provided a number of challenges in monitoring and administering housing activities. However despite these constraints, the City has been successful in achieving a number of its housing goals. Although there is a limited amount of vacant land resources, the City successfully rezoned a vacant 2.68 acre parcel to accommodate R- 3 density levels. With this valuable parcel of vacant residential land now available and with the addition of key staff, the City is now in a prime position to successfully market this area to potential multi-family developers.

The City has been very successful in providing homeownership opportunities to low and moderate income households. Through the HOP and MCC programs City has provided 71 Lawndale households with home ownership assistance. The City has further leveraged this program by initiating participation this year in the (ICLFA/ICA) Fresh-Rate Program and the CHHOA Lease to Own Program. To address the high proportion of renter households in the community and the limited opportunity to develop new sites, this year the City adopted a condominium conversion ordinance along with tenant provisions as a means of increasing homeownership opportunities in the City. To date there have been no apartment conversion applications.

Lawndale has recently taken steps to actively develop new economic and residential development opportunities in the City. The recently adopted Hawthorne Boulevard Specific Plan will guide the Redevelopment Plan for the economic revitalization of Hawthorne Boulevard. In addition, the 20 percent set-aside funds generated by the Project Area will provide an additional resource for housing activity in the City. Although mixed use residential areas were not included as part of the Specific Plan, it is anticipated that the City will reinitiate the Specific Plan and pursue integration of mixed use.



C. Units Constructed Towards 1989-1997 RHNA

According to the 1997 Housing Element, Lawndale had a total regional housing need (RHNA) of 1,330 to be developed between 1989 and 1997. Table V-1 displays the total housing need for 1989-1997 compared to the number of units that have been built in Lawndale since 1989.

Subtracting the 700 units that have been built from 1989 to 1997 from the regional housing needs reveals that a total of 630 units remain to be constructed from the 1989-1997 RHNA. This shortfall in production was due to Lawndale's slow recovery from the regional economic recession and closures of the aerospace industry in the South Bay area in the early 1990s. The RHNA was developed during a period of economic prosperity prior to the recession and presumed that economic prosperity and high levels of housing production would continue over the next decade. In reality, residential construction in the City was significantly lower than the projected levels. Of the 700 units that have been constructed since 1989, the majority were constructed before 1990.

Table V-1
1989-1997 RHNA, with Units Constructed During 1989-1997

Income Categories	Total Household Need 1989-1998	Total Units Constructed through 1997	Remaining Units to be Added to Housing Stock
Very Low (0-50% County median income)	230	0	230
Low (50-80% County median income)	302	70	232
Moderate (80-120% County median income)	265	74	191
Upper (over 120% County median income)	533	556	(19)
Total Households	1,330	700	630

Source: 1988 SCAG RHNA; City of Lawndale Building Department



D. Program/Actions

The goals and policies contained in the Housing Element address Lawndale's identified housing needs and are implemented through a series of housing programs. These programs define the specific actions the City will take to achieve the stated goals and policies. The following section provides a description of each housing program, and program goals for the 2000-2005 planning period. These housing programs include both programs currently in operation in the City and new programs which have been added to address the City's unmet housing needs. The Housing Program Summary Table V-2, located at the end of the section summarizes the goals of each housing program, funding sources, responsible agency, and time frame for implementation.

PROVIDE FOR A RANGE OF HOUSING TYPES

1. Assist in Affordable Housing Development

Agency Responsible for Implementation: Lawndale Community Development Department

Program Description: To facilitate affordable housing development in Lawndale, the City will provide regulatory incentives to private developers along with information regarding the availability of funding for FHA, HUD, and other Federal, State and local housing assistance. In addition, with the adoption of a Redevelopment Project Area and generation of tax increment housing funds, the City will be able to provide direct financial assistance for affordable housing.

The City currently requires a Special Use Permit for multi-family housing in R-3 and R-4 zone districts. To ensure this discretionary permit does not constrain the production of multi-family housing, the City will undertake a comprehensive review of permit processing procedures to identify and implement ways to streamline.

2000-2005 Program Objective: The City will explore financial and regulatory incentives to private developers to increase the supply of affordable housing in Lawndale. Evaluate permit processing procedures by 2002.

2. Density Bonus Ordinance/Affordable Housing Development Incentives

Agency Responsible for Implementation: Lawndale Community Development Department

Program Description: The City will adopt a local density bonus ordinance to implement State law which provides for density and other incentives for the development of affordable housing. More specifically, if a developer allocates at least 20 percent of the units in a housing project to lower income households, 10 percent for very low income households, or at least 50 percent for "qualifying residents" (i.e. senior citizens and disabled) the City will either a) grant a density bonus of 25 percent along with one additional regulatory concession to ensure that the housing development can be produced at a reduced cost, or



b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit.

The City will develop and adopt a local density bonus/affordable housing ordinance which specifies permitted density increases and regulatory concessions, the City will actively market the ordinance to the general public and residential developers by providing a brochure on the ordinance at the public counter. The ordinance will be further publicized through distribution to the South Bay Board of Realtors and local developers in conjunction with the City's residential sites inventory and through the City's quarterly newsletter, *The Lawndalian*. Development incentives to be set forth in the ordinance include flexibility in height limits, reduced parking, minimal setbacks, and/or reduced open space requirements.

2000-2005 Program Objective: Adopt Ordinance by 2001.

PROVIDE ADEQUATE RESIDENTIAL SITES

3. Sites for Transitional Housing/Homeless Shelters

Agency Responsible for Implementation: Lawndale Community Development Department

Program Description: As a means of providing adequate sites for homeless families in Lawndale, the City will amend its Zoning Ordinance to allow the development of overnight shelters in industrial zones subject to a Conditional Use Permit (CUP). In addition, transitional housing will be permitted in appropriate residential zones, also subject to a CUP. The CUP will set forth conditions aimed at enhancing the compatibility of transitional housing and shelters with the surrounding neighborhood or industrial district, and will not unduly constrain the creation of such facilities.

2000-2005 Program Objective: Amend the Zoning Ordinance by the end of 2001.

4. Residential/Commercial Mixed Use

Agency Responsible for Implementation: Lawndale Community Development Department

Program Description: In 1999, the City adopted a Specific Plan for Hawthorne Boulevard, followed by a Redevelopment Plan for the area. The Hawthorne Boulevard Specific Plan provides a significant opportunity to provide multi-family housing in the City by including a designation of a 2.6 acre site for mixed-use development. After deliberation before the City Council, the provisions for mixed-use were not included in the plan. To meet the need for housing in the community, the City will reinstate the Specific Plan and pursue the integration of mixed use as a component of the development.

2000-2005 Program Objective: Re-evaluate opportunities for residential mixed use for Hawthorne Boulevard and pursue amendment to the Specific Plan by 2001/2002.



5. Facilitate Development on Underutilized Sites

Agency Responsible for Implementation: Lawndale Community Development Department

Program Description: City staff conducted a parcel-by-parcel review of all residential land in the City to assess the potential for additional dwelling unit to be accommodated under densities permitted by zoning. The survey identified significant capacity for development on underutilized sites, including over 1,200 R-2 parcels with potential to accommodate one or more additional units. In addition, there are a number of R-3 zoned properties along Prairie Avenue, between Manhattan Beach Boulevard and Redondo Beach Boulevard in which the City is interested in encouraging intensification. The City will continue to update and maintain its residential site inventory. In addition, the City will provide information on potential development opportunities in the City by conducting a workshop with local developers and realtors. This workshop will discuss potential sites for development within the community, in conjunction with information on density increases and other regulatory concessions available through the City's density bonus/affordable housing development incentive program.

2000-2005 Program Objective: Continue to maintain an up-to-date site inventory. Conduct a Developer's workshop in early 2002 to inform local developers and the real estate community on potential sites for development in the City, available funding sources, regulatory incentives, and other housing related issues.

6. Facilitate Residential Development on Vacant Sites

Agency Responsible for Implementation: Lawndale Community Development Department

Program Description: The City of Lawndale is almost entirely developed, with only 6.11 acres of vacant residential land remaining (1.13 acres of R-2 and 4.98 acres of R-2). A key 2.69 acre parcel, east of Hawthorne Boulevard between 153rd Street and Marine Avenue, was recently rezoned by the City to accommodate R-3 densities. To help facilitate development on this site, the City will work with the property owner to market this parcel to prospective developers through discussions at the Developer's workshop. (See program 5)

2000-2005 Program Objective: Market vacant site to real estate and development community. Provide information on available incentives and funding resources for development of affordable housing in Developer's workshop in early 2002.

7. Second Units

Agency Responsible for Implementation: Lawndale Community Development Department.



Program Description: The City follows the provisions for second units outlined in State law (California Government Code Section 65852.1 through 65852.2). That is, the City grants a special use or conditional permit for the creation of a second unit if the second unit complies with all of the following:

- The unit is not intended for sale and may be rented.
- The unit is zoned for single-family or multiple-family use.
- The lot contains an existing single-family dwelling.
- The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.
- The increased floor area of the attached second unit shall not exceed 30 percent of the existing floor area.
- The total area of floor space for a detached second unit shall not exceed 1,200 square feet.
- Requirements relating to height, setback, lot coverage, architectural review, site plan, review fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.
- Local building code requirements which apply to detached dwellings, as appropriate.

Although new residential development in the City has been limited, due to the limited amount of vacant residential land, a significant portion of new units constructed have been as second units. The City will further promote second unit development opportunities through development of a brochure, and distribution to the South Bay Board of Realtors and placement in the City-wide newsletter.

Source of Funding: Department Budget; or other available funding sources.

2000-2005 Program Objective: Develop brochure by late 2001.

PROMOTE HOME OWNERSHIP

8. First Time Homebuyer Program (County Program)

Agency Responsible for Implementation: Lawndale Community Development Department; Los Angeles County Community Development Commission.

Program Description: The City participates under the Los Angeles County Community Development Commission's Home Ownership Program (HOP) with a target population of low-and moderate-income households. The program enables first time homebuyers of moderate income or below to purchase a home by offering assistance through a "silent" second mortgage for the downpayment.

Source of Funding: Los Angeles County Single-Family Mortgage Revenue Bond First Time Homebuyers Program; HOME funds.



2000-2005 Program Objective: The City will continue to participate in this program with an annual objective of providing approximately 10 loans per year. The City will actively advertise the availability of this program through advertisements at the public counter. In addition, the City will pursue additional homebuyer assistance programs through contact with lending institutions.

9. First Time Home Buyer Mortgage Assistance (City Program)

Agency Responsible for Implementation: Lawndale Community Development Department.

Program Description: The Lawndale Redevelopment Agency plans to explore the feasibility of expanding the set-aside funds generated from the recently adopted Redevelopment Plan for Hawthorne Boulevard to provide additional homeownership assistance for residents. Similar to the Los Angeles County (HOP) program, the program will use set-aside revenues to provide mortgage financing assistance to first-time low and moderate income homebuyers.

Source of Funding: Redevelopment Housing Set-Aside Funds

2000-2005 Program Objective: The City will continue to explore the possibility of developing this program. If development of the program is feasible, the City will promote the availability of home buyer assistance in the City newsletter, website and at the public counter.

10. Fresh Rate Program

Agency Responsible for Implementation: Lawndale Community Development Department; ICFA/ICA.

Program Description: Lawndale participates in the Independent Cities Lease Finance/Authority/Independent Cities Association (ICFA/ICA) sponsored Fresh-Rate Program. This program provides a 4 percent down payment and closing cost assistance. The program is financed by the ICFA/ICA and is limited to Lawndale residents with incomes up to 120 percent of the County or State median income, whichever is greater.

Source of Funding: ICFA/ICA

2000-2005 Program Objective: Continue to participate in the program and advertise availability.

11. Lease to Own Program

Agency Responsible for Implementation: California Cities Home Ownership Authority (CHHOA), Lawndale Community Development Department



Program Description: This year the City of Lawndale (initiated the process to participate) in the California Cities Home Ownership Authority (CCHOA) program. This program promotes affordable home ownership opportunities for low and moderate income households earning up to 140 percent of the MFI.

Under this lease/purchase program, the lease/purchase must contribute the first month's rent plus an initial fee equal to 1% of a home's purchase price. The joint powers authority will put 3% down on each home. The lease/purchasers will then make monthly payments roughly equivalent to mortgage payments. After three years of leasing the property, the lease/purchasers can purchase the homes by assuming the mortgages. The joint powers authority will also pay closing costs which will be discounted by the lenders and escrow companies participating in the program.

Source of Funding: CCHOA

2000-2005 Program Objective: The City recently began discussions with CCHOA for Lawndale to participate in this program. The City anticipates the program will be fully developed by early 2002, and will advertise the availability of home buyer assistance at the public counter, and in the City website and newsletter.

12. Mortgage Credit Certificate Program

Agency Responsible for Implementation: Lawndale Community Development Department; Los Angeles County Community Development Commission.

Program Description: The Mortgage Credit Certificate (MCC) is a way for the City to further leverage homeownership assistance. The City has participated in this program since 1994. MCCs are certificates issued to income qualified first time homebuyers authorizing the household to take a certificates issued to income qualified first time homebuyers authorizing the household to take a credit against federal income taxes of up to 20 percent of the annual mortgage interest paid. The mortgage payments are used to repay the bonds; there is no City guarantee required. The County of Los Angeles administers the MCC program on behalf of 30 cities and throughout the unincorporated areas of the County.

Source of Funding: Los Angeles County

2000-2005 Program Objective: Continue the City's participation in the County's program, and actively advertise the program to interested home buyers in the City newsletter, City website and through brochures provided at the public counter.

In addition, the City will evaluate why participation in the program has diminished over the last two years and will solicit additional lenders to sign on to the program.



13. Condominium Conversion Ordinance

Agency Responsible for Implementation: Lawndale Community Development Department

Program Description: Due to the lack of vacant residential land and the high proportion of rental housing units in the community, opportunities to build owner-occupied dwelling units within Lawndale are extremely limited.

Since converted rental units offer a more affordable housing alternative than newly constructed units, in 2000, the City adopted a condominium conversion ordinance that permits the conversion of two or more multi-family properties to condominium ownership. Included in the ordinance are a number of tenant provisions such as moving assistance. The ordinance coupled with the City's expanded homeownership assistance programs discussed earlier, aims to provide additional homeownership opportunities for low moderate income households.

Source of Funding: Department Budget or other available source

2000-2005 Program Objective: Continue to provide for tenant ownership through provisions for condominium conversions, combined with homeownership assistance.

MAINTAIN AND PRESERVE EXISTING HOUSING

14. a) City Programs

Single-Family Rehabilitation Loan and Grant Programs

Agency Responsible for Implementation: Lawndale Community Development Department' Los Angeles County Community Development Commission

Program Description: Lawndale participates in the Urban County Community Development Block Grant Program administered by the County of Los Angeles. These funds are used to provide deferred, no-interest loans and also grants for residential rehabilitation. The City has recently expanded this program to include Redevelopment Set-aside funds to further assist low and moderate income households. This program offers rehabilitation assistance through Deferred Loans, Repayable Loans, and Grants to homeowners of single family homes and duplexes. Loans and grants of up to \$15,000 may be used towards major repairs, correcting code violations, or towards constructing room additions to alleviate overcrowded conditions.

Source of Funding: CDBG; or other available funding source

2000-2005 Program Objective: The City anticipates providing 20 to 25 loans and grants on an annual basis and will continue to inform property owners of this program in conjunction with code enforcement activities and at the public counter, City newsletter and on the City website.



14b) County Programs

Countywide HOME Rental Rehabilitation Loan Program

Agency Responsible for Implementation: Lawndale Community Development Department; Los Angeles County Community Development Commission

Program Description: As a participating city in the Urban County Program, Lawndale is eligible to participate in the County's Rental Rehabilitation Loan Program. This program provides financial assistance in rental property owners for the rehabilitation of multi-family units that are made available to tenants at or below 80 percent MFI. It allows the rental owners to rehabilitate affordable rental housing for low-income families by providing financial support through the utilization of public/private funding sources to maintain existing rental properties. To further assist with the rehabilitation of multi-family rental properties, the City will explore the development of a local program using future Redevelopment Agency Set Aside Funds that offers rehabilitation assistance to owners of existing rental properties with 3 or more units.

Source of Funding: HOME funds, Redevelopment Housing Set Aside Funds

2000-2005 Program Objective: Promote availability of the County program and encourage rental property owners to participate in the program. Explore the feasibility of developing a locally funded program to assist with the rehabilitation of existing low and moderate rental properties in the community.

14c) Countywide Affordable Rental Housing Development Program

Agency Responsible for Implementation: Lawndale Community Development Department; Los Angeles County Community Development Commission

Program Description: This program provides financial and technical assistance to acquire sites and develop affordable rental housing in unincorporated areas and in cities participating in the Urban County Program on a countywide basis using HOME and CDBG funds.

Financial assistance is provided in the form of 'gap' financing, for both short term and long term financing. Housing development projects are required to have a minimum of 20 percent of units set aside for low-income households earning below 50 percent of the median family income; however, the County's policy is to provide the maximum number of affordable units suited to the development and the area. The County's housing development policy requires that conventional construction and/or permanent financing be incorporated into a project whenever possible. In addition, applications for Federal Low-Income Housing Tax Credits must be applied whenever possible.

Source of Funding: Federal Low-Income Housing Tax Credits



2000-2005 Program Objective: Provide financial and technical assistance to developers for the development of affordable housing

15. Public Section 8 Program

Agency Responsible for Implementation: Lawndale Community Development Department; Los Angeles County Housing Authority

Program Description: The federal Section 8 program provides rental assistance in the form of certificates and vouchers for low-income individuals that require affordable housing. The Los Angeles County Housing Authority coordinates and administers Section 8 rental assistance on behalf of the City of Lawndale.

Source of Funds: Los Angeles County Section 8 funds

2000-2005 Program Objective: The City shall continue rental assistance housing programs to lower-income households, including ongoing participation with the Los Angeles County Housing Authority.

PROMOTE EQUAL HOUSING OPPORTUNITIES

16. Fair Housing

Agency Responsible for Implementation: Lawndale Community Development Department, Westside Fair Housing Council

Program Description: Continue to use the services of Westside Fair Housing Council for fair housing outreach and education, as well as tenant/landlord dispute resolution. The program will be advertised through placement of fair housing services brochure at the public counter, the City website, the local library and the Lawndale Senior Center, as well as periodic advertisements in the City newsletter and the community newspaper. Refer fair housing complaints to appropriate agencies.

Source of Funding: Department Budget, or other available resource

2000-2005 Program Objective: Continue with activity



Table V-2
Housing Program Summary

Housing Program	Program Objective	Five Year Objectives/Time Frame	Funding Source	Responsible Agency
1. Provide for a Range of Housing Types				
1. Assist in Affordable Housing Development	To facilitate affordable housing development in Lawndale	Explore regulatory and financial incentives for profit developers. (Evaluate processing procedures by 2002.)	General Fund; future redevelopment set aside; other available funding sources	Lawndale Community Development Department
2. Density Bonus Ordinance/Affordable Housing Development Incentives	Provide additional sites for affordable housing.	Adopt zoning ordinance by 2001	Department Budget; or other available funding sources	Lawndale Community Development Department
2. Provide Adequate Residential Sites				
3. Sites for Transitional Housing/Homeless Shelters	Provide adequate sites for homeless families and individuals in Lawndale	Amend zoning ordinance to allow overnight shelters and transitional housing by the end of 2001	Department Budget; or other available funding sources	Lawndale Community Development Department
4. Residential/ Commercial Mixed Use	Provide additional sites for affordable housing	Re-evaluate mixed use opportunities within the Specific Plan for Hawthorne Boulevard by 2001/2002	Department Budget; future redevelopment set-aside; other available funding sources	Lawndale Community Development Department
5. Facilitate Development on Underutilized Sites	Encourage higher density housing in the appropriate zones	Maintain residential site inventory and provide to development community in conjunction with information on development incentives in Developer's workshop in early 2002	Department Budget; or other available funding sources	Lawndale Community Development Department



Housing Program	Program Objective	Five Year Objectives/Time Frame	Funding Source	Responsible Agency
6. Facilitate Residential Development on Vacant Sites	Encourage development of vacant sites, focusing on those permitting higher density housing	Market site to developers. Provide information on available incentives and funding resources in Developer's workshop in by early 2002.	Department Budget; or other available funding source	Lawndale Community Development Department
7. Second Units	Continue to encourage construction of second units	Develop brochure by late 2001 and market to residents and property owners	Department Budget; or other available funding sources	Lawndale Community Development Department
3. Promote Home Ownership				
8. First Time Homebuyer Program	To assist households that otherwise would be unable to purchase a home	Provide downpayment assistance to 10 low- and moderate-income households on an annual basis	Los Angeles County Single-Family Mortgage Revenue Bond First Time Homebuyers Program; HOME Funds	Lawndale Community Development Department; Los Angeles County Community Development Commission
9. First Time Home Buyer Mortgage Assistance	To assist households that otherwise would be unable to purchase a home	Fully develop program by late 2002 and advertise availability.	Redevelopment Set-Aside Funds	Lawndale Community Development Department
10. Fresh Rate Program	To assist households that otherwise would be unable to purchase a home	Continue to participate in the program and advertise availability	ICFA/ICA	ICFA/ICA and Lawndale Community Development Department
11. Lease to Own Program	To assist households that would otherwise be unable to purchase a home	Continue development of program, combined with efforts to advertise availability	CCHOA	CCHOA, Lawndale Community Development Department



Housing Program	Program Objective	Five Year Objectives/Time Frame	Funding Source	Responsible Agency
12. Mortgage Credit Certificate Program	To assist households that otherwise would be unable to purchase a home, and to further leverage homeownership assistance through income tax credits	Continue to advertise available of program. Evaluate why participation in the program has diminished	Los Angeles County Mortgage Credit Certificates	Lawndale Community Development Department; Los Angeles County CDC
13. Condominium Conversion	Increase homeownership opportunities	Continue to provide tenant assistance with apartment conversion projects. Market availability of homeownership assistance programs with apartment conversions.	Department Budget or other available funding source	Lawndale Community Development Department
4. Maintain and Preserve Existing Housing				
14 a) Residential Rehabilitation Loan and Grant Program	Encourage maintenance of the City's existing housing stock	10-15 loans and grants on an annual basis	CDBG; or other available funding source	Lawndale Community Development Department; Los Angeles County CDC
14 b) Countywide HOME Rental Rehabilitation Loan Program	Improve housing units of existing property	Provide low-interest loans to rental property owners for rehabilitation of multi-family units	HOME, CDBG	Lawndale Community Development Department; Los Angeles County CDC
14 c) Countywide Affordable Rental Housing Program	Provide financial and technical assistance to acquire sites and develop affordable rental housing	Provide financial and technical assistance to developer for the development of affordable housing	Federal Low-Income Housing Tax Credits	Lawndale Community Development Department; County of Los Angeles



Housing Program	Program Objective	Five Year Objectives/Time Frame	Funding Source	Responsible Agency
15. Section 8 Program	Provide rental assistance to lower income households	Continue assistance to 303 households	Los Angeles County Section 8 funds	Los Angeles County CDC; Lawndale Community Development Department
5. Promote Equal Housing Opportunities				
16. Fair Housing	Promote fair housing	Continue fair housing practices	Department Budget; or other available funding sources.	Lawndale Community Development Department in coordination with Westside Fair Housing Council
<u>PROGRAM ACTIONS SUMMARY</u> TOTAL UNITS TO BE CONSTRUCTED: 19 very low, 15 low, 18 moderate, 26 above moderate TOTAL UNITS TO BE REHABILITATED: 50 very low-, and moderate-income TOTAL UNITS TO BE CONSERVED/OTHER ASSISTANCE: Assist 50 low-and moderate- income first-time homebuyers; assist 303 renter households, preserve 56 very low preserve56 very low income senior units				



1989-1996 HOUSING ELEMENT ACCOMPLISHMENTS

(Excerpt from 1997 Housing Element)

The Lawndale 1989 Housing Element contained a series of housing programs with related quantified objectives for the following topic areas: Housing Construction; Housing Rehabilitation; and Housing Conservation and Improvement. The following section reviews the progress in implementation of these programs, the effectiveness of the element, and the continued appropriateness of identified programs. Each program/action from the 1989 element is included, with its prior reference number from the 1989 element. The results of this analysis provided the basis for developing the comprehensive housing program strategy presented in the final section of the 1997 Housing Element.

Housing Construction - Programs

2.1. Federal Programs

Make available, to those interested in constructing new housing, information regarding the availability of funding for FHA and HUD housing programs.

1989 Goal: Ongoing

Program Status: City staff is keeping abreast of HUD and FHA sources of funding for new residential construction. This information is available on an ongoing basis from the City, and will be expanded upon hiring of a new Community Development Grants staff member.

2.3. Streamlined Permit Procedures

The City shall propose that housing projects that will increase the supply of affordable for sale units, will be expedited through the applicable City review process. Streamline procedures to be administered by a City designated coordinator.

1989 Goal: Review Existing Permit Procedures and Remove Constraints by July 1, 1992. Designate Housing Coordinator by July 1, 1992.

Program Status: The City began working on a process that would streamline the plan check and building permit process. This process included an extension of the hours the building inspector and plan checker would be available to assist the public. However, due to City staff layoffs, remaining City staff has not been able to implement a streamlined permit procedure.

2.5. Revolving Loan Program

Identify available financing that could be utilized in establishing a revolving loan program for new unit construction. Monies repaid to the program would be reallocated to maintain housing supply for those persons meeting program requirements.

1989 Goal: 80 Units by 1994



Program Status: Access to housing funds in Lawndale has been limited to those CDBG and HOME monies available through the City's participation with the Los Angeles County Community Development Commission. Given the limited amount of money the City receives under these programs, they have been focused on housing rehabilitation and first-time homebuyer assistance, and not on establishing a revolving loan fund for new construction. However, given the City's intention to establish a Redevelopment Project Area in 1998, tax increment funds are anticipated in the future planning period which will be in part directed towards new residential construction.

3.2. Mortgage Revenue Bonds

Research the availability of mortgage revenue bonds, as provided for in AB1355, that can be used to construct affordable housing for moderate income households. Should mortgage revenue bonds be utilized for this purpose, City administrative costs are to be covered by bonds. Bond program would also be applicable towards affordable multi-family rental units, as provided for in AB665. AB1355 allows cities to issue mortgage bonds for the construction of owner occupied single-family units or for rehabilitation of existing units. (SB99 enables redevelopment agencies to issue mortgage revenue bonds for the same purpose).

1989 Goal: 80 Units by 1994

Program Status: While the City has not issued Mortgage Revenue Bonds to construct new affordable housing, the City does participate through the County in a Mortgage Revenue Bond Program for first-time homebuyer assistance. In addition, redevelopment set-aside funds are anticipated in future years which will provide more accessible funding for affordable housing development.

3.3. Inclusionary Housing

The City shall encourage private sector involvement in State mortgage revenue bond programs, as administered by the California Housing Finance Agency, by making program financing available for housing projects that provide at least 20% of the units to lower income households. This would be applicable to rental or "for sale" projects, with "for sale" projects receiving preference.

1989 Goal: 40 Units in 1992 and 1993 - 80 Units Total by 1994

Program Status: The City has not worked with the private sector to encourage involvement in State mortgage revenue bond programs to provide inclusionary units within market rate projects. Future redevelopment set-aside funds will provide more accessible funding for affordable housing development.

3.5. Redevelopment Housing Program

Utilize Redevelopment 20 percent set aside funds for the provision of low and moderate income housing, as they become available.

1989 Goal: 100 Units by 1994



Program Status: The City initiated a Redevelopment Agency and identified a Project Area that encompassed a large portion of the City. This Project Area was rescinded by the City Council. The City still has a Redevelopment Agency, but it is currently inactive. However, the City is in the process of undertaking a new redevelopment feasibility study, and is again pursuing adoption of a Redevelopment Project Area, but this time with greater emphasis on community education to deter any public misperceptions about redevelopment. Project Area adoption, if successful, would occur in mid to late 1998.

1.6. Homeless Housing Program

The City shall encourage and assist non-profit and charitable organizations to provide shelters and transitional housing for the homeless. The City shall also coordinate with surrounding cities, in providing transitional housing on a regional scale for homeless people.

1989 Goal: Add Facilities for 50 More Homeless persons by January 1, 1993

Program Status: The City has had neither the staff or monetary resources to add additional facilities for the homeless. In early 1991, the Planning Commission approved an expansion to the House of Yahweh, a homeless facility across from City Hall, however, the City Council overturned the Planning Commission's decision, and the facility was never expanded.

Housing Construction - Summary of Accomplishments

Due to a lack of funds and insufficient staff, no new deed restricted affordable housing units were produced during this planning period. However, with the hiring of a new Community Development Grants staff member in the Spring of 1997 whose responsibilities will include accessing public and private monies for housing, and with the anticipated adoption of a Redevelopment Project Area and generation of tax increment housing funds, the City will be better equipped to assist in the production of affordable housing during the next Housing Element cycle.

Housing Rehabilitation - Programs

4.2. Housing Rehabilitation Program

Establish and maintain a City Housing Rehabilitation Program utilizing City allocated funding and Programs in order to upgrade existing owner occupied and rental housing stock.

1989 Goal: 100 Units by 1994

Program Status: The City participates in the Los Angeles County Community Development Commission's housing rehabilitation programs funded with CDBG and HOME monies. From July 1989 through August 1996 the City had provided 92 rehabilitation grants and 25 rehabilitation loans, with nine households on the waiting list for assistance.



4.3. Renovation/Rehabilitation Resources Program

Produce a public information guidebook about available services for renovation and improvement of existing housing stock. Develop housing rehabilitation programs for both owner-occupied and renter-occupied units. These programs are intended to identify available funds such as low interest loans, Marks-Foran bonds, tax-exempt revenue bonds, and State rehabilitation funds for financing rehabilitation.

1989 Goal: 60 Units by 1994

Program Status: Due to lack of staff and funds, a written guidebook has not been prepared. With the hiring of a new Community Development Grants staff member in Spring of 1997, the City will begin actively pursuing available sources of funds for housing rehabilitation (as well as other housing activities), and will provide information to the public on available assistance.

4.5. Housing Replacement Program

Encourage the removal and replacement of substandard units which cannot be rehabilitated. Allow replacement and removal under the following conditions: adequate relocation provisions for the tenants have been made; and, there is adequate replacement stock for dwelling units occupied by persons and families of low and moderate income.

1989 Goal: Ongoing

Program Status: The City has not actively encouraged replacement of substandard housing units which cannot feasibly be rehabilitated. The Los Angeles County Building Division is reluctant to deem a residential structure as substandard, beyond rehabilitation due to potential litigation.

The City has relocation provisions for tenants residing in condominiums and mobile home parks only.

1.1. Housing Needs Monitoring Program

The City shall periodically review SCAG Regional Housing Assessments to determine whether needs of special groups (i.e. parent, elderly, handicapped, large family, minority and homeless populations) are adequately met. Utilize appropriate housing programs to meet those needs.

1989 Goal: Ongoing

Program Status: The City is working with SCAG on a "Subregional Growth Forecast Project" to identify population and housing needs. The City is also working with SCAG, the Los Angeles County Assessor and the Los Angeles County Department of Public Works on a Geographic Information System (GIS). This system will allow jurisdictions to share geographic information.



Housing Rehabilitation - Summary of Accomplishments

Using CDBG and HOME funds, the City facilitated rehabilitation of 117 housing units between 1989 - August 1996.

Due to insufficient staff and lack of funds, no new housing rehabilitation programs were developed. However, the hiring of a Community Development Grants staff member in 1997 and anticipated adoption of a Redevelopment Project Area in 1998 will provide greater Administrative and financial capacity to expand current housing rehabilitation activities.

Housing Conservation and Improvement - Programs

The following programs address conservation and improvement of the City's existing housing stock.

1.7. Housing Internship Program

Create a position for a part time intern who will be involved in work related to housing. The intern should be a graduate student enrolled in the planning program of a local university. The intern's responsibilities should include: the development of a program that would offer incentives to developers to provide housing for persons eligible for Section 8 rental assistance; encouraging more of the City's landlords to become involved in Section 8 rental assistance; and the creation of a housing referral service which would have the following functions:

- Maintaining a directory indicating housing that is available and accessible to elderly, handicapped and low-income citizens.
- Serving as Information source for those interested in participating in local, state and federal housing programs.

1989 Goal: Ongoing

Program Status: Because of budget constraints, including the Federal government's reduction in funding for HUD, creation of a paid internship was not feasible. The Assisted Housing Division of the Los Angeles County Community Development Commission does however offer a housing referral service for the City of Lawndale as part of the County's administration of the City's Section 8 Program. In addition, the City's new Community Development Grants Coordinator is familiar with the Section 8 Program and can answer most questions about the program, and provide referrals to the appropriate staff at the County.

1.2. Equal Opportunity Housing

The City shall periodically review and update City Council policies to maintain equal opportunity housing programs.

1989 Goal: Ongoing



Program Status: City staff review City Council policies related to equal opportunity in housing on an ongoing basis.

1.3. Housing Programs for Special Needs Groups

The City shall establish City programs that use available Federal and State funds to supplement the rents of lower income households, with particular emphasis on senior, disabled persons or single parent households.

1989 Goal: 100 Units by 1994

Program Status: The Section 8 Program that is administered by Los Angeles County gives priority for housing assistance to: senior citizens, the disabled, and households with children.

1.4. Regional Housing

In order to ensure quality, well planned residential growth, while meeting the City's regional housing responsibilities, the City shall review proposed residential projects, general plan amendments, and zone changes for short and long term effects on regional housing needs. The review shall consider the balance between proposed developments, and the constraints of the available infrastructure, fiscal, and environmental resources, and the current mix of housing.

1989 Goal: Ongoing

Program Status: As part of the approval process for new residential development, general plan amendments, zone changes, etc., City staff reviews potential short- and long-term effects on housing needs, as well as other areas of concern.

Any discretionary approval must be supported by findings of consistency with the General Plan. In order to approve a residential development of more than two units, finding(s) must be made that the development is consistent with the policies, goals and programs contained in the General Plan.

1.5. Senior Housing

The City shall establish housing guidelines, including accessibility and emergency service responses, designed specifically for seniors desiring smaller, more efficient types of units that will allow continued independent living within the community.

1989 Goal: Adopt Housing Guidelines by January 1, 1993

Program Status: Due to budget and staff constraints, the City has not established guidelines for senior citizen housing. However, in 1991, a 56-unit residential development for low income senior citizens was completed in Lawndale.



2.4. Home Ownership Program

The City shall track the percentages of home ownership, compared to rentals on an annual basis. Annual increases of 1% will be necessary to meet projected 40% ownership by 1997. For each year in which the annual increase is not met, review ownership incentive programs and adjust as necessary.

1989 Goal: Annual Review

Program Status: Due to budget and staff constraints and the extensive level of monitoring necessary to track housing tenure changes, this program has not been implemented and is no longer considered appropriate for the Element. However, the City is an active participant in the County's Homeownership Opportunities Program and Mortgage Credit Certificate Program for first-time homebuyers.

2.7. Rental Vacancy Monitoring Program

The City shall allow no condominium conversions to occur when the City's rental vacancy rate is below 3% over four consecutive quarterly reporting periods.

1989 Goal: Annual Review

Program Status: Due to budget and staff constraints and the extensive level of monitoring necessary to accurately track rental vacancies, this program was never implemented, and is no longer considered appropriate for the Element.

3.1. Public Section 8 and 202 Programs

The City shall continue rental assistance housing programs to lower-income households, including ongoing participation with the Los Angeles County Housing Department Administered Section 8 and Section 202 programs. Programs to include use of housing vouchers.

1989 Goal: 32 Units by 1994

Program Status: These are on-going programs in Lawndale. In 1992, the City successfully applied to HUD for additional Section 8 funds, bringing the total number of Section 8 certificates and vouchers issued in Lawndale to 117.

3.4. New Housing Funds

The City shall monitor regional, State and Federal housing legislation and funding allocations for new subsidy and assistance programs. Once identified, these programs will be evaluated for their applicability to Lawndale.

1989 Goal: Ongoing

Program Status: This is an ongoing process, and will be more proactively pursued by the City's new Community Development Grants Coordinator.



4.1. Infrastructure Improvement Program

Monitor both publicly and privately funded infrastructure improvements, including sewer, water, streets and other services, to ensure that they provide adequate service levels for existing and proposed housing units. Identify areas of the City where additional infrastructure is needed and pursue funding through available financing mechanisms.

1989 Goal: Annual Review

Program Status: The City's Fiscal Year 1995-96 capital improvement budget includes the following projects: (1) street reconstruction on mass transit routes; (2) sidewalk improvements; (3) street reconstruction on selected streets; and (4) street improvements in low- to moderate-income neighborhoods. There have been no privately funded infrastructure improvements, except a requirement that private developers install new sidewalks and underground utilities on Hawthorne Boulevard, and underground utilities City-wide in conjunction with new projects.

4.4. Significant Structures Program

Conduct a historical and architectural survey of the City. The completed survey can then be used to determine specific buildings which shall become eligible for local landmark designation and to develop an ordinance to aid in their protection. The purpose of this program is to preserve those structures which are either architecturally significant or historically important, or both, in order to give the Community a sense of history, identity and variety.

1989 Goal: Complete Survey by January 1993

Program Status: Due to insufficient staff, the study of historic buildings in Lawndale that was completed in 1983¹ has not been updated. However, the CDBG rehabilitation programs require that all structures to be rehabilitated must be assessed for their potential historical/architectural significance prior to rehabilitation. In addition, City staff have indicated that there are no significant structures in Lawndale.

5.1. Agency Liaison Program

Maintain a liaison with surrounding cities, the County of Los Angeles, and other local, regional, State and Federal agencies with housing-related responsibilities.

1989 Goal: Ongoing

Program Status: The City's Housing Coordinator fulfills the role of City liaison by participating in joint City/County meetings, and as a member of the Cities Advisory Committee, which serves in an advisory capacity to the County Board of Supervisors.

¹ *Hidden Beauty, A Study of Historic Buildings in Lawndale*, Department of Community Development, February, 1983.



5.2. Multi-Agency Organization Program

Study the feasibility of a joint or multi-agency organization and/or program to address area and local housing needs, i.e., jobs/housing balance conditions.

1989 Goal: Review Feasibility by 1993

Program Status: The City is currently cooperating with SCAG and other South Bay cities on a Subregional Growth Forecast project and a GIS information sharing project. Although these two projects encompass a wide area of concerns, local housing needs are included.

6.1. Energy Conservation Reduction Program

Adopt and enforce building codes that minimize or eliminate unnecessary resource and energy consumption.

1989 Goal: Adopt codes by end of 1992

Program Status: The City adopts the Los Angeles County Uniform Building Code (UBC) by reference. Title 24 of the UBC has standards and requirements designed to reduce and/or eliminate unnecessary energy and resource consumption.

Projects of significant size are required to submit Title 24 energy calculations that are reviewed by a Plan Check Engineer to ensure the project's compliance with the UBC.

6.2. Building Site and Design Program

The City shall develop building site and design standards that conserve energy and natural resources.

1989 Goal: Develop standards by the end of 1992

Program Status: The City has not adopted energy and natural resource standards independently; however, Title 15 of the Lawndale Municipal Code adopts the Los Angeles County UBC by reference, which requires Title 24 energy calculations.

6.3. New Energy Conservation Program

Periodically review City building codes to make sure they are kept current with regard to new energy conservation requirements.

1989 Goal: Ongoing

Program Status: The City adopts the Los Angeles County UBC by reference every two years, which provides updated energy conservation standards and requirements.

6.4. Public Information Program

Establish and disseminate information which assists the public in identifying energy conserving techniques and methods available for retrofitting or constructing home improvements

1989 Goal: Ongoing



Program Status: The City's Housing Coordinator compiles and disseminates information about energy conserving techniques and methods for retrofitting or constructing home improvements. As part of the Residential Rehabilitation Program, inspectors identify energy conservation upgrades to be made.

6.5. Architectural Standards Program

Investigate and implement architectural standards for the integration of alternative energy technologies for existing and new home construction.

1989 Goal: Implement standards by end of 1992

Program Status: The City has no formal architectural standards; however, all residential projects of more than two units are required to obtain a Special Use Permit, a process which includes a public hearing before the Planning Commission. Architecture and energy conservation are among the concerns addressed at this public hearing.

6.6. Water Conservation Program

Develop and implement a water conservation offset program designed to upgrade and/or retrofit existing housing units with water conserving devices.

1989 Goal: Implement standards by the end of 1992

Program Status: The Southern California Water Company provides water service to Lawndale. The water company has a Drought Watch Program, which among other water saving activities, provides free low flush toilets to residents.

The City has adopted a water efficient landscaping ordinance that requires drought tolerant landscaping for landscape areas over two thousand feet.

Housing Conservation and Improvement - Accomplishments

A 56-unit project for low income senior citizens was completed in 1991. This project was built using HUD Section 202 funds, and was sponsored and is managed by Cooperative Services, Inc., a non-profit corporation.

In 1992, the City applied for and received an increase in funding for its Section 8 certificate/Voucher Program, and will be able to expand its efforts in these areas with the hiring of a new Community Development Grants Coordinator.

The City continues to monitor regional, State and Federal housing legislation and funding allocations for new subsidy and assistance programs, and will be able to expand its efforts in these areas with the hiring of a new Community Development Grants Coordinator.

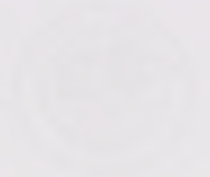
Lawndale is currently cooperating with SCAG and other South Bay cities on a Subregional Growth Forecast project and a GIS information sharing project. These projects include issues related to local housing need.



Summary of Appropriateness of 1989 Housing Element Programs

The Element's overall intent of providing for housing construction, rehabilitation, and conservation remain highly appropriate for the current Housing Element.

Although the Housing Element Programs in the Lawndale General Plan are highly desirable, many are not realistic given limitations of staff size and financial resources. The City has been and is still experiencing financial difficulties. As a result, the City's full-time staff has been reduced from 92 employees to 35 employees. However, the City has recently hired a Community Development Grants Coordinator, and anticipates adoption of a Redevelopment Project Area, which in tandem will significantly enhance the City's capacity to undertake housing activities.



2020-2021 Financial Summary

Revenue - A total of \$1,000,000 was received in 2020-2021.

Expenses - Total Expenses for 2020-2021 were \$1,000,000, which is equal to the revenue received.

Operating Expenses - Operating expenses for 2020-2021 were \$1,000,000, which is equal to the revenue received.

Non-Operating Expenses - Non-operating expenses for 2020-2021 were \$0, which is equal to the revenue received.

Net Income - The net income for 2020-2021 was \$0, which is equal to the revenue received.

Operating Income - Operating income for 2020-2021 was \$1,000,000, which is equal to the revenue received.

Operating Expenses - Operating expenses for 2020-2021 were \$1,000,000, which is equal to the revenue received.

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GLOSSARY





HOUSING ELEMENT GLOSSARY

Acre: a unit of land measure equal to 43,560 square feet.

Acreage, Net: The portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Annexation: The incorporation of land area into the jurisdiction of an existing city with a resulting change in the boundaries of that city.

Assisted Housing: Housing that has been subsidized by federal, state, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census : The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.



Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Elderly Household: As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A division or chapter of the General Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Entitlement City: A city, which based on its population, is entitled to receive funding directly from HUD. Examples of entitlement programs include CDBG, HOME and ESG.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.



First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a floor area ratio of 2.0).

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Growth Management: Techniques used by a government to regulate the rate, amount, location and type of development.

HCD: The State Department of Housing and Community Development.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a



family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is linked to the family and assistance provided to any number of families accepted by willing private landlords. This type of subsidy is said to be "tenant based."

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

HUD: See U. S. Department of Housing and Urban Development.

Income Category: Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

Large Household: A household with 5 or more members.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as



a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond(MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand the Census definition in defining units with physical defects.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Redevelopment Agency: California Community Redevelopment Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate income households.

Regional Housing Needs Assessment (RHNA): The Regional Housing Needs Assessment (RHNA) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.



Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Southern California Association of Governments (SCAG): The Southern California Association of Governments is a regional planning agency which encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparation of the Regional Housing Needs Assessment (RHNA).

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards contained in the State Housing Code (i.e. does not provide shelter, endangers the health, safety or well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Substandard, Suitable for Rehabilitation: Substandard units which are structurally sound and for which the cost of rehabilitation is considered economically warranted.

Substandard, Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.



Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

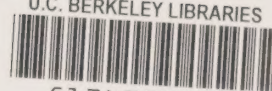
Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

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